

Prepared by:  
CHRISTINA NIETO SEIFERT  
SEIFERT LAW FIRM, P.A.  
310 SE Hernando Ave.  
Lake City, Florida 32025  
386-243-8247

Return to:  
JOHN C. BLANCHARD, IV  
427 NW Cracknel Way  
Lake City, Florida 32055

Inst: 202212024121 Date: 12/20/2022 Time: 11:01AM  
Page 1 of 2 B: 1481 P: 1495, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *we*  
Deputy Clerk Doc Stamp-Deed: 0.70

**QUITCLAIM DEED**

This Quitclaim Deed made this 30 day of November, 2022, by **ROBIN L. BLANCHARD**, a single woman, as Grantor, to **JOHN C. BLANCHARD, IV**, of 427 NW Cracknel Way, Lake City, Florida 32055, as Grantee.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which she has in and to that real property located in Columbia County, Florida, and more particularly described as follows:

**LOT 22, BLOCK A, SUWANNEE HILLS SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGES 70, 70A, AND 70B, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

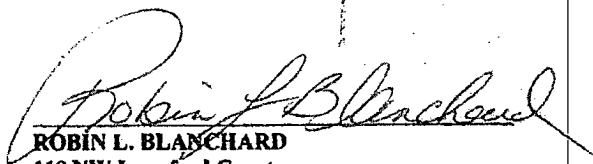
**SUBJECT TO: RESTRICTIONS, EASEMENTS AND OUTSTANDING MINERAL RIGHTS OF RECORD, IF ANY, AND TAXES FOR THE CURRENT YEAR.**

**PARCEL IDENTIFICATION NUMBER: 28-2S-16-01772-122**


**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.


This deed is granted pursuant to the Final Judgment of Dissolution of Marriage filed in Columbia County Circuit Case # 2022-196-DR of the Official Records of Columbia County, Florida. No title search has been conducted.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

  
**ROBIN L. BLANCHARD**  
118 NW Langford Court  
Lake City, Florida 32055

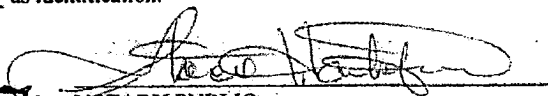
**WITNESSES:**

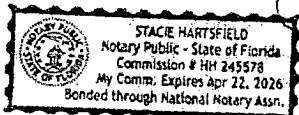
  
Witness Signature  
Print Name: Ana Garcia

  
Witness Signature  
Print Name: Krystal Campbell

STATE OF FLORIDA )  
COUNTY OF Hamilton )

The foregoing instrument was acknowledged before me, this 30<sup>th</sup> day of November, 2022, by ROBIN L. BLANCHARD, who is personally known to me or who has produced a \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC



\_\_\_\_\_  
[Print, type or stamp commissioned name of notary or deputy clerk.]