

Prepared by:
JJM Law, PLLC
Jason J. Moussa
184 N Marion Ave
Lake City, FL 32055

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries.

Parcel ID:
15-4S-16-03023-363 (13854)

QUITCLAIM DEED

THIS INDENTURE made this 15th day of November 2023, by Grantor, **Krista Virginia Bedenbaugh**, a single woman, whose address is 376 SW Jewel Lake Drive, Lake City, Florida 32024, to **Arthur Nelson Bedenbaugh**, a single man, whose address is 114 SW Stafford Court, Lake City, Florida 32024, hereinafter called Grantee.

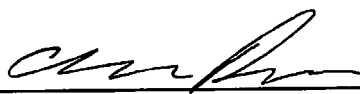
WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 63, Callaway, Unit Three, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 145 and 146, of the Public Records of Columbia County, Florida.

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

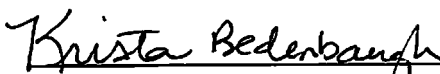
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:



Witness Signature

Andrew Reimer
184 N Marion Ave
Lake City, FL 32055



Krista Virginia Bedenbaugh
Grantor
376 SW Jewel Lake Drive
Lake City, Florida 3202

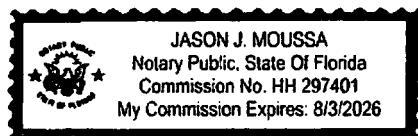


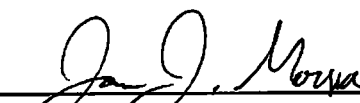
Witness Signature

JASON J. MOUSSA
184 N Marion Ave
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence this 15th day of November 2023, by **Krista Virginia Bedenbaugh**, who is personally known to me.





Jason J. Moussa
Notary Public, State of Florida