

Prepared By:

Amber Cothran

368 SE Doe Gln

Lake City, FL 32025

After Recording Return To:

Amber Cothran

368 SE Doe Gln

Lake City, FL 32025

Tax Parcel ID Number:

35-4S-17-09030-053

Inst: 202612001084 Date: 01/16/2026 Time: 11:41AM
Page 1 of 4 B: 1558 P: 1490 James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Columbia COUNTY

THIS DEED, executed this 12th day of January, 20 26,

between first party, as Grantor,
Randall Edge + Jo Ann Edge,

whose mailing address is

569 SE Hopeful Dr. Lake City, FL 32025

and second party, as Grantee,
Amber Cothran and Shane Dowd

whose mailing address is

503 SE Hopeful Dr. Lake City, FL 32025

WITNESSETH, that Grantor, and in consideration of (\$ 10.00), and

other good and valuable consideration paid by the Grantee, the receipt of which is

hereby acknowledged, does hereby remise, release and forever quitclaim unto the

Grantee, all the rights, title, interest, and claim in or to the following described parcel of land,

and improvements and appurtenances thereto, in Columbia County,

Florida, to-wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Randall D Edge
Grantor's Signature

JoAnn Edge
Spouse's Signature (if married)

Randall D. Edge
Grantor's Name

JoAnn Edge
Spouse's Name

569 SE Hopeful Dr.
Address

569 SE Hopeful Dr.
Address

Lake City, FL 32025
City, State, and Zip

Lake City FL 32025
City, State, and Zip

Kathleen
Witness's Signature

Bryce
Witness's Signature

Keirsten Duren
Witness's Name

Bryce Duren
Witness's Name

503 SE Hopeful Dr.

503 SE Hopeful Dr.

Lake City, FL 32025
Witness's Address

Lake City, FL 32025
Witness's Address

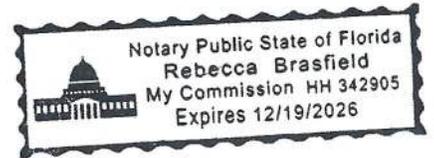
STATE OF FLORIDA)

COUNTY OF Columbia)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Jan., 2021, by Joann Edge who is personally known to me or who has produced _____ as identification.

Rebecca Brasfield
Notary Public

(SEAL)



My Commission Expires: 12/19/2026

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

THE S 310 FT OF E1/2 OF SE1/4 OF NW1/4 OF SE1/4,
EX E 33 FT FOR RD R/W & EX 1.06 DESC IN QC
1547-2512.

676-340, WD 1248-2758,