Inst. Number: 202512006250 Book: 1536 Page: 721 Page 1 of 5 Date: 3/25/2025 Time: 8:33 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

Inst: 202512006250 Date: 03/25/2025 Time: 8:33AM Page 1 of 5 B: 1536 P: 721, James M Swisher Jr, Clerk of Court Columbia, County, By: VC

Deputy ClerkDoc Stamp-Deed: 0.70

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Quitclaim Deed

RETURN TO: Bobbie Pizzagalli, Theodore J. Pizzagalli

ADDRESS: 215 SW Colony Gln, 215 SW Colony Gln

THIS INSTRUMENT PREPARED BY: Wayne Clemons of 215 SW Colony Gln, Wanda Clemons of 215 SW Colony Gln, Bobbie Pizzagalli of 215 SW Colony Gln

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 06-6S-17-03761-142

THIS INDENTURE, made this 18 day of March , 20 25 , by and between Wayne Clemons, married, of 215 SW Colony Gln, Wanda Clemons, married, of 215 SW Colony Gln, and Bobbie Pizzagalli, married, of 215 SW Colony Gln, (collectively the "Grantor"), and Bobbie Pizzagalli, of 215 SW Colony Gln and Theodore J. Pizzagalli, of 215 SW Colony Gln, a married couple, (collectively the "Grantee"), in the state of Florida.

WITNESSETH: that said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, as well as quitclaims, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the

following described land in Columbia Count	y, Florida, to-wit:
Description*	1020 DEC TOC 1206 DAG TWD 1206 DAE
LOT 42 MEADOWLANDS S/D PHASE 3 WD	1038-856, DC 1386-243, WD 1386-245,
	rantor by the deed ofWarranty, dated the6 day of
	enced as follows: Book/Volume1386, Page unty.
This property is not the homestead of the G	rantor.
Fo Have and to Hold the above described heirs and assigns forever.	premises, with the appurtenances, unto the Grantee, the Grantee's
IN WITNESS WHEREOF, Grantor has exe	cuted this deed under seal on the date aforesaid.
Signed in the presence of:	
Wepe Clum Signature	Wayne Clemons
	· · · · · · · · · · · · · · · · · · ·

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Witness Name 1658 WUS Hwy 90 Lake City, FC32055 Witness Address Wanda Clemons Wanda Clemons Witness Address Wanda Clemons	no agalli
Spousal Acknowledgem	ent
I, Wanda Clemons of 215 SW Colony Gln, spouse of Wayne Clemons Deed, and in consideration of the above sum and other good and variety and release to the Grantee all rights of dower, curtesy, home right, title and interest, if any, in and to the above property.	lluable consideration received, do hereby
STATE OF FLORIDA	
COUNTY OF Columbia	
The foregoing instrument was acknowledged before me, by means notarization, this Land day of March , July, by Wand or who has produced FLDL as identification. Notary Public Signature Notary Public Name: Cohert Whitney Serial Number: H H 343451 My commission expires: 12-22-26	of physical presence or online la Clemons, who is personally known to me ROBERT PAUL BENSON WHITNEY MY COMMISSION # HH 343452 EXPIRES: December 22, 2026

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Quitclaim Deed Archive

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Spousal Acknowledgement		
I, Wayne Clemons of 215 SW Colony Gln, spouse of Wanda Clemons, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property. Spouse's Signature:		
STATE OF FLORIDA		
COUNTY OF <u>Columbia</u>		
The foregoing instrument was acknowledged before me, by means ofphysical presence oronline notarization, this 22 day of		
Spousal Acknowledgement		
I, Theodore J. Pizzagalli of 215 SW Colony Gln, spouse of Bobbie Pizzagalli, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property. Spouse's Signature:		
STATE OF FLORIDA		
COUNTY OF Columb:a		
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this day of,,,		

Inst. Number: 202512006250 Book: 1536 Page: 724 Page 4 of 5 Date: 3/25/2025 Time: 8:33 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

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to me or who has produced

has produced

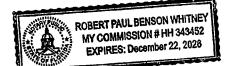
as identification.

Notary Public Signature:

Notary Public Name: Robert Whitney

Serial Number: 44343452

My commission expires: 12-22-26



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Grantor Acknowledgement		
STATE OF FLORIDA		
COUNTY OF <u>Columbia</u>		
The foregoing instrument was acknowledged before me, by means notarization, this 22 day of Morch, 2025, by Wayr Pizzagalli, who are personally known to me or who have produced Notary Public Signature: Notary Public Name: 2062+ White	ROBERT PAUL BENSON WHITNEY RY COMMISSION # HH 343452	
Serial Number: 144 343452 My commission expires: 12-22-26	EXPIRES: December 22, 2026	