

When recorded, mail to:

Name. ELIZABETH MARIE THOMAS

Address. 8289 NE 24TH ST.

City/State/Zip Code: HIGH SPRINGS
FL 32043

Inst: 202512021248 Date: 09/17/2025 Time: 11:22AM
Page 1 of 3 B: 1549 P: 1369, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC ve
Dentv ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I(we), AUSTIN BLAKE DEVANEY AND ELIZABETH MARIE THOMAS

the undersigned releasor(s), for the consideration of Ten Dollars (\$10 00), and other valuable considerations, by these presents, do hereby release, remise and forever quitclaim unto ASHTON GRACE RICHARDSON AND AUSTIN BLAKE DEVANEY AND ELIZABETH MARIE THOMAS,

all rights, title and interest in that certain real property situated in the County of COLUMBIA, State of FLORIDA, and legally described as follows:

See Exhibit "A"

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s) this 17 day of September, 2025.

AUSTIN BLAKE DEVAHEY POA ELIZABETH MARIE THOMAS

Printed Name of Releasor

AUSTIN BLAKE DEVAHEY POA

Signature of Releasor

Elizabeth Marie Thomas

Printed Name of Co-Releasor

Signature of Co-Releasor

Jay Mangrum

Signature of Witness No. 1

Paul A Shugart

Signature of Witness No. 2

Jay Mangrum

Printed Name of Witness No. 1

Donald G Shugart

Printed Name of Witness No. 2

1468 SW MAIN BLVD STE 105

Address

1468 SW MAIN BLVD STE 105

Address

Lake City FL 32025

City/State/Zip Code

Lake City FL 32025

City/State/Zip Code

Acknowledgment

State of Florida)

County of Columbia) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 17th day of September, 2025, by Austin Blake Devaney POA Elizabeth Marie Thomas, known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires. 08/23/2029

Paul A Shugart
Notary Public

If acknowledged in the State of Florida, complete the section below
(check one) [] Personally Known. [X] Produced Identification.
Type of Identification produced FDL
Physically Appeared

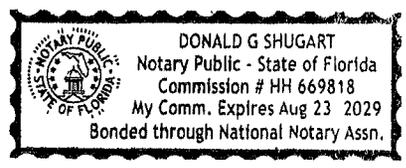


EXHIBIT "A"

Parcel R09922-001

All of the following described property located in Section 6, Township 7 South, Range 17 East; Commence at the NW Corner Section 5, Township 7 South, Range 17 East, thence run S. 1 degree 06' 20" E along the West Boundary of said Section 5, a distance of 190.11 feet to the Southerly Right of Way of a County Maintained Road and the POINT OF BEGINNING. thence run N 76degrees 57'37" E. along said Southerly right of way, a distance of 235.57 feet, thence run S. 2 degrees 06'58" E a distance of 708.10 feet, thence run S 88degrees 40'51" W a distance of 500.75 feet, thence run N 0degrees 44'43" W a distance of 605.18 feet to the Southerly Right of way of said County Maintained Road, thence run N 76degrees 57'37" E along said Southerly Right of way a distance of 269.85 feet to the POINT OF BEGINNING, Containing 3.74 Acres. *also attached a mobile home.*