

Prepared By:

Susan Ness Gregory
120 Mayport Rd Lot 46
Atlantic Bch, FL 32233

After Recording Return To:

Leroy Kierstead
Susan Ness Gregory
120 Mayport Rd Lot 40, Atl Bch FL
32233

Tax Parcel ID Number:

20-45-16-03079-023

This space for Recorder's use only

Inst: 202512005535 Date: 03/14/2025 Time: 1:44PM
Page 1 of 6 B: 1535 P: 1736 James M Swisher Jr, Clerk of Court
Columbia County, FL
Deputy ClerkDoc Stamp Deed: 44.80

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Columbia COUNTY

THIS DEED, executed this March day of 14, 20 25,

between first party, as Grantor,

Sue Dorinda Astley / Drivers License
195 SW Prestige way, Lake City whose mailing address is
FL 32024

and second party, as Grantee,

Susan Ness Gregory / Leroy Kierstead
120 Mayport Rd Lot 40 whose mailing address is
Atlantic Bch, FL 32233

WITNESSETH, that Grantor, and in consideration of (\$ 60,339.73), 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.


Grantor's Signature

LEROY L. KIRSTEAD
Grantor's Name

120 MAY POST RD
Address

ATL. Beach fl. 32233
City, State, and Zip


Witness's Signature

STEPHAN FANNING
Witness's Name

757 W DUVAL ST
LAKE CITY, FL 32055
Witness's Address

Spouse's Signature (if married)

Spouse's Name

Address

City, State, and Zip

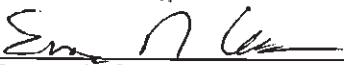

Witness's Signature

Morgan L. Williams
Witness's Name

757 W. Duval St.
LAKE CITY, FL 32055
Witness's Address

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.


Grantor's Signature

Susan Nass Gregory
Grantor's Name

120 Mayport Rd Wt40
Address


Atlantic Bch, FL 32233
City, State, and Zip


Spouse's Signature (if married)

Spouse's Name

Address

City, State, and Zip


Witness's Signature

STEPHAN FANNING
Witness's Name

757 W Duval St
LAKE CITY, FL 32055
Witness's Address


Witness's Signature

Morgan L. Williams
Witness's Name

757 W. Duval St.
Lake City, FL 32055
Witness's Address

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.


Grantor's Signature

DORINDA ASTLEY
Grantor's Name

195 SW Prestige way
Address

Lake City, FL 32024
City, State, and Zip

Spouse's Signature (if married)

Spouse's Name

Address

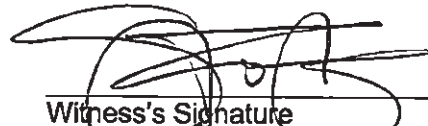
City, State, and Zip


Witness's Signature

Morgan L. Williams
Witness's Name

757 W. Duval St.

Lake City, FL 32055
Witness's Address


Witness's Signature

STEPHAN FANNING
Witness's Name

757 W DUVAL ST
LAKE CITY, FL 32055
Witness's Address

STATE OF FLORIDA)

COUNTY OF Columbia)

DORINDA
ASTLEY

GREGORY
NESS

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 14TH day of MARCH, 2025, by
LEROY KIERSTEAD who is personally known to me or who has produced
DRIVER LICENSE as identification.


Notary Public

My Commission Expires: 12/2/28

(SEAL)

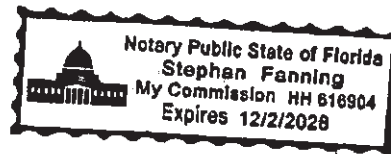


EXHIBIT A

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

lots, Block 3, shady Oaks Acres,
unit 2, a subdivision according
to the plat thereof recorded
in Plat Book 4, Page 10, of the
Public Records of Columbia
County, Florida