

RECORDING REQUESTED BY:
Melanie Damiani-Ashley

INSTRUMENT PREPARED BY:
Melanie Damiani-Ashley
6901 Warden Circle
Sanderson, Florida 32087

RETURN DEED TO:
Melanie Damiani-Ashley
6901 Warden Circle
Sanderson, Florida 32087

Inst: 202412015499 Date: 07/19/2024 Time: 10:13AM
Page 1 of 6 B: 1519 P: 1264, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *he*
Deputy Clerk Doc Stamp-Deed: 112.00

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SEND TAX STATEMENTS TO:
Melanie Damiani-Ashley
6901 Warden Circle
Sanderson, Florida 32087

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF Columbia

THIS DEED is made this day of 19 July 2024, by and between the
"Grantor,"

Kathleen Damiani, an unmarried individual residing at 692 SW Koonville Ave, Lake
City, Florida 32024

AND the "Grantees,"

Melanie Damiani-Ashley, a married individual residing at 6901 Warden Circle,
Sanderson, Florida 32087

Donna Ashley, a married individual residing at 6901 Warden Circle, Sanderson, Florida
32087

FOR VALUABLE CONSIDERATION of the sum of \$16,000, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Columbia county, Florida, subject to any restrictions herein:

Legal description(s) attached separately.

Vesting Information / Property Interest: Tenancy by the entirety with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 19 July 2024
(date).

Grantor (or authorized agent)

x/ Kathleen Demian

Print Name: Kathleen Demian

WITNESSES

On this the 19 day of July, 2024, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Kathleen Damiani. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ CMS

Date: 7.19.24

Print Name:

Caitlin M. Spradley

Address:

411 NW Commons Loop
Lake City, FL 32055

SECOND WITNESS

x/ Justice Kite

Date: 7/19/2024

Print Name:

Justice Kite

Address:

411 NW Commons Loop
Lake City, FL 32055

NOTARY ACKNOWLEDGMENT

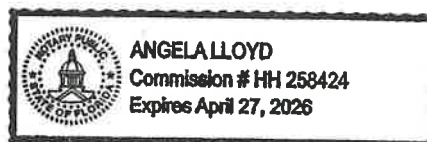
FLORIDA
COUNTY OF COLUMBIA

On 19 July 2024 before me, Angela Lloyd, personally appeared **Kathleen Damiani**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: April 27, 2026

Angela Lloyd
Notary Public, Florida



PART OF THE SW $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1327, PAGE 455, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBD AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT MARKING THE NE CORNER OF THE SW $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 29'30"E., ALONG THE MONUMENTED EAST LINE OF SAID SW $\frac{1}{4}$, A DISTANCE OF 1454.92 FEET TO THE EASTERLY EXTENSION OF THE MONUMENTED NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1079, PAGE 2595, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 30'12"W., ALONG SAID EASTERLY EXTENSION, 69.06 FEET TO A CONCRETE MONUMENT, LS 1443, MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1079, PAGE 2595; THENCE S.00 DEGREES 06'46"E., ALONG THE WEST RIGHT-OF-WAY LINE OF SW KOONVILLE AVENUE, 234.70 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.00 DEGREES 06'46"E., STILL ALONG SAID WEST RIGHT-OF-WAY LINE, 131.00 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708, MARKING THE NE CORNER OF LANDS DESCRIBED IN ORB 1358, PAGE 262, OF SAID OFFICIAL RECORDS; THENCE S.88 DEGREES 26'13"W., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1358, PAGE 262, A DISTANCE OF 336.00 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE N.00 DEGREES 06'48"W., 131.00 FEET, TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE N.88 DEGREES 26'13"E., 336.00 FEET TO THE POINT OF BEGINNING.