

Inst: 202512026790 Date: 11/24/2025 Time: 2:24PM
Page 1 of 2 B: 1554 P: 2220, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Deputy ClerkDoc Stamp-Deed: 0.70

This Quitclaim Deed made the 24 day of November, 2025, by

Richard William DePriest, 245 SW Byron Court, Ft. White, FL 32038 respectively, hereinafter "Grantor" to John Alfred Ludwig, a single man, 245 SW Byron Ct., Ft. White, FL 32038, respectively, hereinafter "Grantee".

(used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal, representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth : That the grantor, for and in consideration of the sum of \$100.00, receipt whereof is hereby acknowledged, by these presents does hereby remise, release and quitclaim unto the grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Columbia County, Florida, to-wit:

A PARCEL OF LAND, BEING A PORTION OF PARCEL 2, WILSON SPRINGS MEADOWS (AN UNRECORDED SUBDIVISION), LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1463, PAGE 880 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 OF THE SE 1/4) FOR THE POINT OF REFERENCE; THENCE RUN NORTH 00°08'44" WEST, ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 611.79 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'44" WEST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 250.00 FEET; THENCE RUN NORTH 86°59'30" WEST, A DISTANCE OF 799.35 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE RUN SOUTH 00°12'29" EAST, ALONG SAID WEST LINE, A DISTANCE OF 323.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE RUN NORTH 87°43'38" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 798.34 FEET TO THE POINT OF BEGINNING. CONTAINING 5.25 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET THEREOF, ALSO KNOWN AS PARCEL 2 OF "WILSON SPRINGS MEADOWS" AN UNRECORDED SUBDIVISION, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY LYING 30 FEET TO THE RIGHT AND 30 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SW CORNER OF THE SE 1/4 AND RUN THENCE N 87 DEG. 43'38" E, ALONG THE SOUTH LINE OF SAID SE 1/4 FOR A DISTANCE OF 518.86 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 00 DEG. 12'29" W, 1776.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE AND EASEMENT.

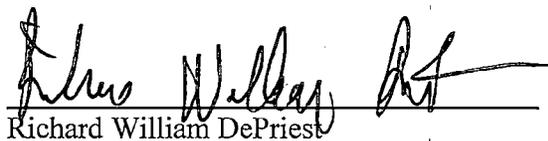
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

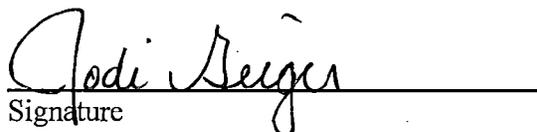
And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the grantor has hereunto set grantor's hand and seal the day and year first above written.


Signature


Richard William DePriest

Name: CHARLES CHESTON
Address: P.O. 954 BRONSON FL.

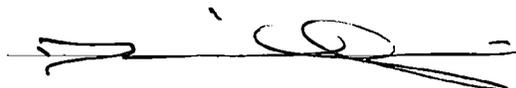

Signature

Name: 203 LONG LAKE RD.
Address: HAWTHORNE, FL 32640

**State of Florida,
County of Alachua**

I Hereby Certify that the foregoing instrument was acknowledged before me this 24th day of Nov., 2025, by Richard William DePriest, who is known to me or who produced a Driver's License as identification and executed the foregoing instrument. No oath was taken.

Witness my hand and official seal in the County and State this 24th day of Nov., 2025.





DAVID GEIGER
Commission # HH 336936
Expires March 30, 2027