


RECORDING REQUESTED BY:
Racheal Hoffmann-Ots

INSTRUMENT PREPARED BY:
Racheal Hoffmann-Ots
215 SW Velvet Gln
Lake City, Florida, Columbia

RETURN DEED TO:
Racheal Hoffmann-Ots
215 SW Velvet Gln
Lake City, Florida, Columbia

Inst: 202312008054 Date: 05/08/2023 Time: 10:15AM
Page 1 of 6 B: 1489 P: 2491, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 0.70

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Racheal Hoffmann-Ots
215 SW Velvet Gln
Lake City, Florida, Columbia

Tax Parcel ID/APN # 25-3S-15-00227-
011 (45799)

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF Columbia

THIS DEED is made this day of May 8, 2023, by and between the "Grantors,"

Valorie Hoffmann, a married individual residing at 249 sw velvet gln, Lake City, Florida
32024

Gregg Hoffmann, a married individual residing at 249 sw velvet gln, Lake City, Florida
32024

AND the "Grantee,"

Racheal Hoffmann-Ots, an unmarried individual residing at 215 SW Velvet Gln, Lake
City, Florida Columbia

FOR VALUABLE CONSIDERATION of the sum of \$, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' 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:

Property Address: 215 SW Velvet Gln, Lake City, Florida 32024

Legal Description: COMM SE COR OF SW1/4 OF SW1/4, RUN W 25 FT, NE 58 FT TO W R/W OSCEOLA RD (NKA SW VELVET GLN). RUN N 46 DG W ALONG R/W 588.25 FT TO A PT ON A CURV, SW ALONG R/W 257.27 FT, N 6 DG E 50 FT FOR POB (SAID PT BEING ON A CURVE), RUN NW'RLY ALONG CURVE 228.78 FT, N 39 DG E 400 FT, S 25 DG E 400 FT TO N R/W OF SEMINOLE CIR (NKA SW VELVET GLN) TO A PT ON A CURVE, RUN SW'RLY ALONG CURVE 228.48 FT TO POB. (AKA LOT 11 BLOCK 4 SEMINOLE VILLAGE S/D UNREC). EX LOT 1 780-715, WD 1072-1938, WD 1072-1940, WD 1191-1367, WD 1275-2035,

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on May 8, 2023
(date).

Grantor (or authorized agent)

x/ 

Print Name: Gregg Hoffmann

Spousal Acknowledgment:

I, Valorie Miller Hoffmann (name of Valorie Hoffmann's spouse), residing at

249 SW Velvet Glen
Lake City FL 32024

_____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ _____

Grantor (or authorized agent)

x/ 

Print Name: Valorie Hoffmann

Spousal Acknowledgment:

I, Gregg Hoffmann (name of Gregg Hoffmann's spouse), residing at

249 SW Velvet Glen
Lake City FL 32024

_____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ _____

WITNESSES

On this the 8 day of May, 2023, 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), Valorie Hoffmann, Gregg Hoffmann, and Valorie Hoffmann's spouse _____, and Gregg Hoffmann's spouse _____. 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/

Date:

Print Name:

Address:

May 8, 2023
Olga M. Armas

SECOND WITNESS

x/

Date:

Print Name:

Address:

May 8, 2023
Valeria R. Coles

NOTARY ACKNOWLEDGMENT

FLORIDA
COUNTY OF COLUMBIA

On 5-8-23 before me, Olgia H. Armas, personally
appeared Valorie Hoffmann and Valorie Hoffmann's spouse
, 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.

FL-DL 4461-861-63-877-0

WITNESS my hand and official seal.

Commission Expires: May 19, 2023

[Signature]
Notary Public, Florida



Olga M. Armas
Comm. # GG336009
Expires: May 19, 2023
Bonded Thru Aaron Notary

NOTARY ACKNOWLEDGMENT

FLORIDA
COUNTY OF COLUMBIA

On 5-8-23 before me, Oiga M. Armas, personally
appeared Gregg Hoffmann and Gregg Hoffmann's spouse
, 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.

FL-DL 4155-281-63-346-0

WITNESS my hand and official seal.

Commission Expires: May 19, 2023

Notary Public, Florida



Olga M. Armas
Comm. #GG336009
Expires: May 19, 2023
Bonded Thru Aaron Notary