


This Instrument Prepared by & Return To:
Smith Law Firm, LLC
B. Larry Smith, Esquire
B. Shannon Smith, Esquire
B. Caleb Smith Esquire
322 East Park Avenue
Chieffland FL 32626
352-490-5353/f: 352-490-5337

Inst: 202512001884 Date: 01/30/2025 Time: 11:06AM
Page 1 of 3 B: 1532 P: 607, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 0.70

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 15th day of January, 2025, by **MICHELLE CHAMPAGNE (aka MICHELLE J. CHAMPAGNE WICHTERMAN, aka MICHELLE JOY CHAMPAGNE)** whose mailing address is 4350 NW 160th Street Trenton, FL 32693 and **RICHARD WICHTERMAN**, (through the Durable Power of Attorney of **RICHARD C. WICHTERMAN** dated December 20, 2016) whose post office address is: 1901 SW Old Wire Road, Lake City, Florida 32024 (herein referred to as Grantors) to **MICHELLE JOY CHAMPAGNE and SAMUEL LANE DOWNING** (herein referred to as Grantees) whose post office address is: 4350 NW 160th Street Trenton, FL 32693 (Wherever used herein the terms "Grantors" and "Grantees" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration (OGVC), in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantees forever, all the right title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of COLUMBIA, State of Florida, to-wit:

Address: 1901 SW OLD WIRE ROAD, LAKE CITY, FLORIDA

Parcel ID: 03706-008

Legal Description:

COMM NW COR OF SW1/4 OF NW1/4 OF NW1/4, RUN E 15.84 FT FOR POB, CONT E 643.78 FT, RUN S 332.23 FT, W 638.23 FT, N 330.03 FT TO POB. EX .14 AC'S FOR CO RD R/W DESC IN ORB 1189 -502, ORB 789-1264, WD 1048- 1121, DIV 1118-540, QC 1137-2649, CORR QC 1189-496, LAKE CITY, COLUMBIA COUNTY, FLORIDA

4.88 acres lying in County of Columbia; and not within any municipality.

Subject to ad valorem property taxes, and further subject to all agreements, easements, declarations, covenants, restrictions and other matters of record.

NO REVIEW OR EXAMINATION OF TITLE OR REPRESENTATION OF TITLE STATUS TO THE ABOVE DESCRIBED PROPERTY HAS BEEN MADE BY SMITH LAW FIRM, L.L.C. AND THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SMITH LAW FIRM, L.L.C. AS TO THE ACCURACY OF SAID DESCRIPTION OR TITLE STATUS. GRANTOR DECLINED TITLE SERVICES, GRANTOR INDEMNIFIES AND HOLDS HARMLESS SMITH LAW FIRM AND ITS AGENTS, HEIRS AND ASSIGNS REGARDING ACTIONS EMANATING FROM DECLINATION OF TITLE SERVICES.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity to the only proper use, benefit and behold of the said Second Party forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

B. Caldwell Smith
Witness
Print Name: B. Caldwell Smith
Address 322 East Park Avenue
City/State Chiefland, Florida 32662
Dom/Smith

Witness
Print Name: DORIS M. IRIMIA
Address 322 East Park Avenue
City/State: Chiefland, Florida 32626

B. Caldwell Smith
Witness
Print Name: B. Caldwell Smith
Address 322 East Park Avenue
City/State: Chiefland, Florida 32626
Dom/Smith

Witness
Print Name: DORIS M. IRIMIA
Address 322 East Park Avenue
City/State: Chiefland, Florida 32626

STATE OF FLORIDA }
COUNTY OF LEVY }
_____ }

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization personally appeared **MICHELLE CHAMPAGNE aka MICHELLE J. CHAMPAGNE WICHTERMAN, aka MICHELLE JOY CHAMPAGNE** , who is personally known to me or has produced a DL as identification.

Dated this 15th day of January, 2025.



Michelle Champagne
MICHELLE CHAMPAGNE
Michelle J. Champagne Wichterman
MICHELLE J. CHAMPAGNE WICHTERMAN
Michelle Joy Champagne
MICHELLE JOY CHAMPAGNE

Michelle Champagne
RICHARD WICHTERMAN,
Durable Power of Attorney by Michelle Champagne

Leah Lanham
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

Michelle Champagne
Richard Wichterman
Durable Power of Attorney by Michelle Champagne

STATE OF FLORIDA }
COUNTY OF LEVY }
_____ }

THE FOREGOING instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization personally appeared, **RICHARD WICHTERMAN** by **MICHELLE CHAMPAGNE** (aka **MICHELLE J. CHAMPAGNE WICHTERMAN**, aka **MICHELLE JOY CHAMPAGNE** Durable Power of Attorney who is personally known to me or has produced a D1 as identification.

Dated this 15th day of January, 2025.



Leah Lanham
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: