

PREPARED BY AND RETURN TO:

Name: Laurie Cruz - Potter, of
Heritage Title Services
Address: 201 Parshley Street Southwest
Live Oak, FL 32064

File No: 25-4366
Parcel No.: 04-4S-16-02772-003
Consideration: \$10.00

Inst: 202512021282 Date: 09/17/2025 Time: 1:22PM
Page 1 of 2 B: 1549 P: 1484, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *h*
Deputy Clerk/Doc Stamp-Deed- 0.70

(Space Above This Line For Recording Data)

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 10th day of September, 2025, by first party, Grantor, **Michael R. Marksberry and Kristine S. Marksberry, husband and wife**, whose post office address is 1153 Northwest Noegel Avenue, Lake City, FL 32055, to second party, Grantee **Ironwood Homes of Lake City, LLC, a Florida Limited Liability Company**, whose post office address is: 4109 West US Highway 90, Lake City, FL 32055.

WITNESSETH, that the said first party, for the sum of \$10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Columbia, Florida:

PARCEL 2

Commence at the Southwest corner of the Northwest 1/4 of Section 4, Township 4 South, Range 16 East, Columbia County, Florida, and run thence North 88 degrees 51 minutes 30 seconds East, along the South line of said Northwest 1/4 of Section 4, 896.29 feet to the West right of way line of SW March Drive; thence North 02 degrees 03 minutes 53 seconds West, along said West right of way line of SW March Drive, 271.56 feet to the North right of way of SW Lucky Drive and the Point of Beginning; thence South 88 degrees 51 minutes 30 seconds West, along said North right of way line of Lucky Drive, 147.74 feet; thence North 02 degrees 09 minutes 13 seconds West, 258.66 feet; thence North 88 degrees 26 minutes 49 seconds East, 147.17 feet to the West right of way line of SW March Drive; thence South 02 degrees 16 minutes 36 seconds East, along said West right of way line of SW March Drive 259.73 feet to the Point of Beginning.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

Michael R. Marksberry
Michael R. Marksberry

Cheryl E. Beady
WITNESS - As to Both

PRINT NAME: *Cheryl E. Beady*

Lisa K. Gibson
WITNESS - As to Both

PRINT NAME: *Lisa K. Gibson*

Kristine S. Marksberry
Kristine S. Marksberry

201 Parshley St. SW
Live Oak, Florida 32064
WITNESS 1 ADDRESS

201 Parshley St. SW
Live Oak, Florida 32064
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 10th day of September, 2025, by Michael R. Marksberry and Kristine S. Marksberry, husband and wife, () who is/are personally known to me or ☒ who has/have produced Florida Driver License as identification.

Cheryl E. Beaty
Signature of Notary Public
Cheryl E. Beaty
Print, Type/Stamp Name of Notary

