


**INSTRUMENT PREPARED BY: )**

Anthony Libasci )  
134 SW Velvet GLN )  
Lake City, Florida 32024 )

**RETURN INSTRUMENT TO: )**

Anthony Libasci )  
134 SW Velvet gln )  
Lake City, Florida 32024 )

Inst: 202412001331 Date: 01/19/2024 Time: 10:45AM  
Page 1 of 2 B: 1506 P: 1622, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk Doc Stamp-Deed: 0.70

) Above This Line Reserved for Official Use Only

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CINERA GROUP LLC & A.M.E. DEVELOPERS LLC**, with an address of 134 SW Velvet gln., Lake City, Florida 32024 (the "Grantors"), hereby remises, releases, and quitclaims unto **HOMETOWN INVESTORS LLC**, with an address of 134 SW Velvet Gln, Lake City, FL 32024., the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Columbia County, Florida, described as follows (the "Property"):

Lots 19 and 20, Block A, Spring Hills Subdivision, according to Plat thereof, recorded in Plat Book 4, Page(s) 33 and 33A, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 36-5S-15-00488-019

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

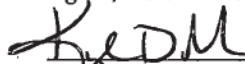
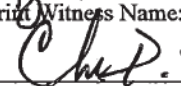
This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantees or subject to which title is taken by Grantees;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantees agrees to pay; and
6. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantors quitclaims whatever interest Grantor may have in the Property to the Grantee. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, **CINERA GROUP LLC & A.M.E. DEVELOPERS LLC**, on 19 January 2024.

*Signed, sealed and delivered in our presence:*

 658 NW Brinkley Tr  
Lake City, FL 32055  
Print Witness Name: Kyle D. Markham  
 722 SW Mayo Rd  
Lake City, FL 32024  
Print Witness Name: Charles Moore  
CINERA GROUP LLC  
Joseph B. Ash, Manager

*Signed, sealed and delivered in our presence:*

722 SW Mayo  
Lake City, FL 32024  
Print Witness Name: Charles Moore

Kyle D. Markham  
Charles Moore

A.M.E. DEVELOPERS LLC  
Anthony J. Libasci, Manager

Print Witness Name: Kyle D. Markham  
658 NW Brinkley Terrace  
Lake City FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me on 19<sup>th</sup> of January,  
2024, by Rachel Vann Nelson, who [ ☒ ] is personally known to me or [ ☐ ] has produced  
\_\_\_\_\_ as identification.

Kyle D. Markham

Notary Public—State of Florida  
(Print or Stamp Name, Commission # and Expiration below)

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