

PREPARED BY AND RETURN TO:

Name: Robert Stewart, of
Sky Title, LLC dba Lake City Title
Address: 426 SW Commerce Drive #145
Lake City, FL 32025

File No: 2024-8164CW
Parcel No.: 25-5S-17-09385-001

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED is made as of this 6th day of **November, 2024**, by **Shelby E. Perrin aka Shelby E. Witt aka Shelby E. Baxter, a Single Woman ("Grantor")**, whose post office address is **1698 SE County Road 349, Lake City, FL 32025**, given to second party, **Johnathon Odie Foster, a Single Man, and Shelby Elizabeth Perrin, a Single Woman**, as joint tenants with right of survivorship, whose post office address is **1698 SE County Road 349, Lake City, FL 32025 ("Grantee")**.

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Columbia County, Florida**, as more particularly described as follows:

Parcel 1:

Township 5 South, Range 17 East, Section 25: A part of the NE 1/4 of the SW 1/4 of Section 25, Township 5 South, Range 17 East, Columbia County, Florida, more particularly described as follows: BEGIN at the Northwest corner of the NE 1/3 of the SW 1/4 of said Section 25, and run N 89°39'59" E along the North line thereof, a distance of 331.76 feet; thence S 00°15'47" W a distance of 1323.99 feet to the South line of said NE 1/4 of SW 1/4; thence S 89°36'46" W, along said South line, a distance of 331.54 feet to the Southwest corner thereof; thence N 00°15'12" E along the West line of said NE 1/4 of SW 1/4, a distance of 1324.29 feet to the POINT OF BEGINNING.

LESS and EXCEPT: COMMENCE at the Northwest corner of NE 1/4 of SW 1/4, Section 25, Township 5 South, Range 17 East, Columbia County, Florida and run thence S 00°41'25" E, along the West line of said NE 1/4 of SW 1/4, 985.73 feet to the POINT OF BEGINNING; thence S 71°45'59" E, 347.76 feet; thence S 00°41'55" W, 243.41 feet to the South line of said NE 1/4 of SW 1/4, thence N 89°37'02" W, along said South line, 331.54 feet to aforementioned West line of NE 1/4 of SW 1/4; thence N 00°41'25" E, along said West line 341.01 feet to the POINT OF BEGINNING.

Parcel 2:

Township 5 South, Range 17 East, Section 25: A part of the NW 1/4 of the SW 1/4 of Section 25, Township 5 South, Range 17 East, Columbia County, Florida, more particularly described as follows: COMMENCE at the Northeast corner of the NW 1/4 of the SW 1/4 of said Section 25, and run S 00°41'25" E, along the East line of said NW 1/4 of SW 1/4, a distance of 4.46 feet to the South right-of-way line of SE County Road 349 and the POINT OF BEGINNING, thence continue S 00°41'25" W along said East line a distance of 981.27 feet; thence N 89°09'35" W, a distance of 89.96 feet; thence N 00°09'30" W, 981.39 feet to said South right-of-way line of SE County Road 349; thence S 89°10'14" E along said South right-of-way line, 104.49 feet to the POINT OF BEGINNING.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

Signed, sealed and delivered
in the presence of:

Jessica D. Moore

Witness

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr. #145

Lake City, FL 32025

Savannah H. Raulerson

Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr. #145

Lake City, FL 32025

Shelby E. Perrin aka Shelby E. Witt aka Shelby E. Baxter

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this
6 day of November, 2024, by Shelby E. Perrin aka Shelby E. Witt aka Shelby E. Baxter.

Jessica D. Moore

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: FLDL

