

Prepared by and return to:

Brent E. Baris, Esq.

Baris Law, PLLC

15906 NW 288th Lane

Alachua, FL 32615

File No. 23-016

Parcel Nos. 34-3S-16-02461-608 &

34-3S-16-02461-607

Inst: 202512001364 Date: 01/23/2025 Time: 1:45PM
Page 1 of 2 B: 1531 P: 2059, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 0.70

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Quit Claim Deed

This Quit Claim Deed made this 23rd day of January, 2025 between **Mark Ganskop, a married man**, grantor, and **K2 Homes LLC, a Florida limited liability company**, whose post office address is 175 NW Amenity Ct., Lake City, FL 32055, of the County of Columbia, State of Florida, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 7C and 8C, Forest Plantation Commercial Subdivision according to the map or plat thereof as recorded in Plat Book 7, Page 50 of the Public Records of Columbia County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record along with taxes subsequent to December 31, 2024

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 736 SW Arbor Ln, Lake City, FL 32024.

This Instrument was prepared by Brent E. Baris, Esq. of Baris Law, PLLC. Title to the land described herein has not been examined by Brent E. Baris and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee by the acceptance and recordation of this document releases the preparer hereof of any liability regarding the above stated matters.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brent Baris
Witness Name: Brent Baris
Witness Address: 15906 NW 288th Lane
Alachua, FL 32615

Mark Ganskop (Seal)
Mark Ganskop

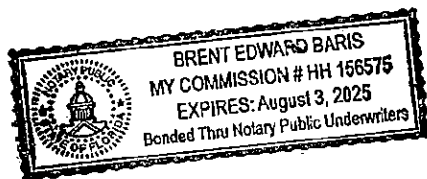
Kaylen Tyler
Witness Name: Kaylen Tyler
Witness Address: 175 NW Amenity Ct.
Lake City, FL 32055

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of January, 2025 by Mark Ganskop who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Brent Baris
Notary Public
Printed Name: Brent Baris
My Commission Expires: 8/3/25