

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
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Lake City, Florida 32025
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Inst: 202312015037 Date: 08/09/2023 Time: 4:21PM
Page 1 of 3 B: 1496 P: 1664, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM [Signature]
Deputy Clerk Doc Stamp-Deed: 0.70

The Preparer of this Instrument has prepared NO Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding title, existence of liens, quantity of lands included, or the location of boundaries. The names, addresses, tax identification numbers and legal description are furnished by a party to this Instrument.

QUITCLAIM DEED

THIS QUITCLAIM DEED made and executed this 3rd day of August 2023, by and between **Rodney J. Rutters** whose address is 797 SW Newton Circle, Fort White, FL 32025 and **Jennifer Rutters aka Jennifer Tlapa**, whose address is 1 Bayview Ave, Bay Shore, NY 11706, Grantors and, **Rodney J. Rutters** whose address is 797 SW Newton Circle, Lake City, FL 32025, Grantee.

WITNESSETH:

That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid by the said Second Party to the said First Party, the receipt and sufficiency whereof are hereby acknowledged, the said First Party does remise, release, and quitclaim to the said Second Party forever, all the right, interest, title, claim and demand which the said First Party has in and to the below-described lot, piece, or parcel of real property, situate, lying and being in **Columbia County**, Florida, to-wit:

Lot 9, Tusteauggee Hills, a subdivision according to the plat thereof, as recorded in Plat Book 5, Page 140, of the Public Records of Columbia County Florida.

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 the said First Party, either in law or equity, to the only proper use and benefit of said Second Party forever.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
In Presence of


Signature of Witness

Fabio Mighaccio
Printed/Typed Name of Witness


Jennifer Rutters

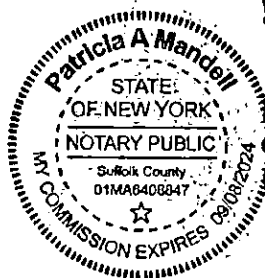

Signature of Witness

Joseph Waldner
Printed/Typed Name of Witness

STATE OF NEW YORK
COUNTY OF Suffolk

The foregoing Quitclaim Deed was acknowledged before me by Jennifer Rutters, to me _____
personally known OR _____ known after production of _____ as
identification on this 3 day of August 2023.

(Seal if any)




Signature of Notary

Patricia A mandell
Printed/Typed Name of Notary

Commission

Expires:

9/8/24

[Signature]
Signature of Witness

Rodney J. Rutters
Rodney J. Rutters

Victoria Davis
Printed/Typed Name of Witness 227 SE Hernandez Ave
Jake City, FL 32025

[Signature]
Signature of Witness

Ralph R. Davis
Printed/Typed Name of Witness
227 SE Hernandez Ave,
Jake City, FL 32025
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Quitclaim Deed was acknowledged before me by **Rodney J. Rutters**, to me _____
personally known OR / known after production of Driver License as
identification on this 3rd day of August 2023.

(Seal if any)

[Signature]
Signature of Notary

Victoria M. Davis
Printed/Typed Name of Notary
Commission
Expires: February 15, 2026



VICTORIA M. DAVIS
Commission # HH 228986
Expires February 15, 2026