

INSTRUMENT PREPARED BY:

Carla J. Granite
960 SW Arbor Lane
Lake City, Florida 32024

Parcel ID: 31-3S-16-02417-003

Inst: 202312017732 Date: 09/21/2023 Time: 11:43AM
Page 1 of 2 B: 1499 P: 677, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *WE*
Deputy Clerk Doc Stamp-Deed: 0.70

Space Above for Recorder's Use (Fla. Stat. § 695.26)

QUITCLAIM DEED

This Quitclaim Deed is made on SEPTEMBER 21, 2023, between Carla J. Granite, an unmarried woman, with an address of 960 SW Arbor Lane, Lake City, Florida 32024 (the "Grantor") and, McCartney C. Dougherty, an unmarried man, AND Carla J. Granite, an unmarried woman, whose address is: 960 SW Arbor Lane, Lake City, Florida 32024, as joint tenants with right of survivorship (collectively, the "Grantees").

WITNESSETH that said Grantor, 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, hereby remises, releases, and quitclaims unto Grantees, and all of Grantees' heirs and assigns forever, 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"):

'Part of the SW 1/4 of the NW 1/4 of Section 31, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at a concrete monument, LB 7042, marking the SW corner of the SW 1/4 of the NW 1/4 of Section 31, Township 3 South, Range 16 East, Columbia County, Florida, and thence N 00 Degrees 17'12" E, along the West line of said SW 1/4 of the NW 1/4, a distance of 151.88 feet to a 5/8" iron rod, LS 4708, marking the NW corner of lands described in Official Records Book (ORB) 1341, Page 2236 of the Official Records of Columbia County, Florida, and the Point of Beginning of the herein described lands; thence S 87 Degrees 23'35" E, along the North line of said lands, 420.13 feet to a concrete monument, LB 7042, marking the NE corner of said lands described in ORB 1341, Page 2236; thence N 00 Degrees 17'04" E, 208.05 feet, to a 5/8" iron rod, LS 4708; thence N 87 Degrees 23'35" W, 420.12 feet, to a 5/8" iron rod, LS 4708, on the West line of said SW 1/4 of the NW 1/4; thence S 00 Degrees 17'12", 208.05 feet to the Point of Beginning. SUBJECT TO Existing Public Road Right of Way.'

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.

The Property is not the homestead of Grantor.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees. 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 Grantor, Carla J. Granite, on SEPTEMBER 21, 2023.

*Signed, sealed and delivered in our presence
as witnesses:*

Sign: [Signature]
Print: Morgan Morgan

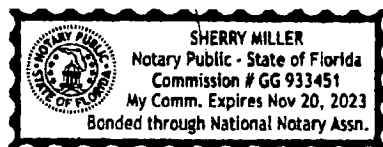
Sign: [Signature]
Print: Morgan Baldrace

[Signature]
Carla J. Granite

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

Parcel ID: 31-3S-16-02417-003

The foregoing instrument was acknowledged before me this 21 day of September, 2023, by Carla J. Granite who is personally known to me or produced as identification.



[Signature]
NOTARY PUBLIC
Notary Name (Print): Sherry Miller
Notary Serial Number (if Any): GG 933451
Commission Expiration Date (if Any): 11/20/2023

☒ Personally Known or ☐ Produced Identification