

## Quit Claim Deed

### THIS INDENTURE,

Made this 30<sup>th</sup> day of July, 2010 A.D., between **Trevor Blank**, whose address is 806 SW Blaylock Court, Lake City, Florida 32024, **Grantor**; And **Trevor W. Blank** and his wife, **Jayne L. Blank**, as tenants By The Entireties, whose address is 806 SW Blaylock Court, Lake City, Florida 32024, **Grantee**.

**WITNESSETH:** That said grantor, for and In consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor In hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described lands, situated, lying and being in Columbia County, Florida, to wit:

Tax parcel identification number; R03585-008 (See Schedule "A" Attached hereto)

### AND

Tax parcel identification number; R03585-003 (See Schedule "B" Attached hereto)

**To have and to hold**, the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns 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:

Signature of witness

Print name of witness

Daniel Heiser

Signature of witness

Print name of witness

Alyssa Heiser  
Alyssa Heiser

By: Trevor Blank (Grantor)

Inst. 201012012890 Date: 8/12/2010 Time: 1:50 PM  
Doc Stamp-Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1199 P: 1076

STATE OF Florida, COUNTY OF Columbia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared to me known to be the person(s) described in or who identified themself(ves) by means of known and who executed the foregoing instrument and acknowledged before me the execution of same.

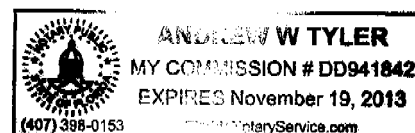
WITNESS my hand and official seal in the County and State last aforesaid this day of

Notary Public

My commission expires:

11-19-2013

SEAL



**Schedule "A" to Quit-Claim Deed**

**Trevor Blank to Trevor W. Blank And Jayme L. Blank**

Tax parcel identification number: R03585-008

A part of the NW 1/4 of the NE 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Begin at the SW corner of said NW 1/4 of NE 1/4 and run N 0°02'51" W, along the West line thereof, 667.06 feet; thence N 89°17'43" E, 338.75 feet; thence S 30°59'06" E, 286.13 feet to the POINT OF BEGINNING; thence continue S 30°59'06" E, 297.03 feet; thence N 07°33'27" E, 403.49 feet to a point on a curve on the Southerly right-of-way line of Davis Lane, said curve having a radius of 50.00 feet and an included angle of 66°25'00"; thence run Northwesterly along the arc of said curve an arc distance of 32.73 feet; thence S 42°24'36" W, 237.45 feet to the POINT OF BEGINNING.

SUBJECT TO an ingress, egress and utilities easement over and across the following described parcel:

A part of the NW 1/4 of the NE 1/4 of Section 12, Township 5 South, Range 16 East, more particularly described as follows: Begin at the SW corner of said NW 1/4 of NE 1/4 and run N 0°02'51" W, along the West line thereof, 667.06 feet; thence N 89°17'43" E, 338.75 feet; thence S 30°59'06" E, 275.69 feet to the POINT OF BEGINNING of said easement; thence N 42°24'36" E, 240.39 feet to the right-of-way line of Davis Lane, said point being on a curve having a radius of 50 feet and an included angle of 25°25'13"; thence run Southeasterly along the arc of said curve an arc distance of 22.18 feet, said curve having a chord bearing and distance of S 22°57'36" W, 22.00 feet; thence S 42°24'36" W, 237.19 feet; thence N 30°59'06" W, 20.87 feet to the POINT OF BEGINNING.

**Schedule "B" to Quit-Claim Deed**

**Trevor Blank to Trevor W. Blank and Jayme L. Blank**

Tax parcel identification number; R03585-003

SHOWING TRACT "A" : THE EAST HALF OF LOT 3, RIVERS MANOR, UNIT 2, AN UNRECORDED SUBDIVISION IN THE SE 1/4 OF SECTION 1, AND THE NW 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4 AND RUN N 89°20'28" E, ALONG THE NORTH LINE OF NW 1/4 OF THE NE 1/4, 333.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°20'28" E, STILL ALONG THE SAID NORTH LINE OF NW 1/4 OF THE NE 1/4, 329.14 FEET TO THE NE CORNER OF THE WEST 1/2 OF SAID NW 1/4 OF THE NE 1/4; THENCE CONTINUE N 89°20'28" E, 33.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS LANE, (A 60.00 FOOT ROAD) SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 260.00 FEET; AND AN INCLUDED ANGLE OF 29°21'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 133.24 FEET; THENCE S 00°01'07" E, ALONG SAID RIGHT-OF-WAY 531.53 FEET; THENCE S 89°17'43" W, 331.01 FEET; THENCE N 00°08'38" E, 658.93 FEET TO THE POINT OF BEGINNING. CONTAINING 5.02 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET AND THE EAST 15.00 FEET FOR UTILITIES AND DRAINAGE.

TOGETHER WITH A 60 FOOT ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THE EAST 1/2 OF SECTION 1 AND 12 OF TOWNSHIP 5 SOUTH, RANGE 16 EAST, THE CENTERLINE OF WITH IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND RUN N 89° 16' 03" E, ALONG THE NORTH LINE THEREOF, 529.90 FEET; THENCE S 00° 19' 13" E, 40.80 FEET TO THE SOUTH RIGHT-OF-WAY OF LITTLE ROAD ACCORDING TO THE PLAT OF RIVERS MANOR UNIT #1, AS RECORDED IN PLAT BOOK 6, PAGE 139, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. SAID POINT ALSO THE POINT OF BEGINNING FOR THE CENTERLINE OF SAID EASEMENT; THENCE S 00° 19' 13" W, ALONG SAID CENTERLINE, 698.13 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A CENTERLINE RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 134.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23' 54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 134.07 FEET; THENCE S 00°19'13" E, 1336.16 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A CENTERLINE RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.92 FEET; THENCE S 89°20'28" W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 358.71 FEET; THENCE S 00°01'07" E, 565.48 FEET; THENCE N 89°58'53" E, 20.00 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC AND THE END OF THE CENTERLINE OF SAID 60 FOOT EASEMENT. SAID EASEMENT INCLUDES A CUL-DE-SAC OF 50 FOOT RADIUS CENTERED ON THE ABOVE DEFINED RADIUS POINT WITH THE RETURN OF A 25 FOOT RADIUS AT THE INTERSECTION OF THE 50 FOOT ARC AND THE EAST RIGHT-OF-WAY EASEMENT.

SUBJECT TO A 20 FOOT ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THE CENTERLINE OF WITH IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND RUN N 89° 16' 03" E, ALONG THE NORTH LINE THEREOF, 529.90 FEET; THENCE S 00° 19' 13" E, 40.80 FEET TO THE SOUTH RIGHT-OF-WAY OF LITTLE ROAD ACCORDING TO THE PLAT OF RIVERS MANOR UNIT #1, AS RECORDED IN PLAT BOOK 6, PAGE 139, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. RUN THENCE S 00° 19' 13" W, ALONG SAID LINE, 698.13 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23'54"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 134.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET AND AN INCLUDED ANGLE OF 33° 23' 54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 134.07 FEET; THENCE S 00°19'13" E, 1336.16 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.92 FEET; THENCE S 89°20'28" W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 358.71 FEET; THENCE S 00°01'07" E, 132.44 FEET, SAID POINT ALSO THE POINT OF BEGINNING FOR THE CENTERLINE OF SAID EASEMENT; RUN THENCE S 88°14'08" W, 359.81 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT, LYING 10.00 FOOT ON EACH SIDE.