

Prepared by:

Stephen M. Witt

P.O. Box 2064

Lake City, FL 32056-2064

When recorded return to:

Stephen M. Witt

P.O. Box 2064

Lake City, FL 32056-2064

Inst: 202212011033 Date: 06/06/2022 Time: 9:28AM

Page 1 of 3 B: 1468 P: 845, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA

Deputy ClerkDoc Stamp-Deed: 0.70

## QUIT-CLAIM DEED

### 1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Joyce A. Tyre  
185 SE Deer Street  
Lake City, FL 32025

The word "I" or "me" as hereafter used means the Grantor.

### 2. IDENTIFICATION OF GRANTEES

Grantees' name and address is: Tommy R. Brannen  
262 SE Deer Street  
Lake City, FL 32025

The word "you" as hereafter used means the Grantee.

### 3. MEANINGS OF TERMS

The terms "I", "me", "you", "grantor", and "grantee", shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

### 4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows

**LOT 17, UNIT 1 of PRICE CREEK ACRES, an unrecorded subdivision, more particularly described: COMMENCE at the Southwest corner of the NW 1/4 of SE 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run N 1°29'32" W, along the West Line of said NW 1/4 of SE 1/4 a distance of 535.91 feet to the South Right-of-Way line of a 50 foot road; thence N 87°58'25" E along said South line 649.02 feet to the POINT OF BEGINNING; thence continue N 87°58'25" E along said South right-of-way line 216.34 feet; thence S 1°39'42" E 252.28 feet; thence S 87°58'25" W 216.34 feet; thence N 1°39'42" W 252.28 feet to the POINT OF BEGINNING, said land lying wholly in the NW 1/4 of the SE 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida.**

**LOT 24, UNIT 2 of PRICE CREEK ACRES, an unrecorded subdivision, more particularly described: COMMENCE at the Southwest corner of the NW 1/4 of SW 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run N 1°29'31" W along the West line of said NW 1/4 of SE 1/4 a distance of 535.91 feet to the South right-of-way line of a 50 foot road; thence N 87°58'25" E along said South line 432.68 feet to the POINT OF BEGINNING; thence continue N 87°52'25" E along said South right-of-way line 216.34 feet thence S 1°37'42" E 302.62 feet; thence S 87°58'25" W 216.34 feet; thence N 1°39'42" W 302.62 feet to the POINT OF BEGINNING, said lands lying wholly in the NW 1/4 of SE 1/4, Section 12, Township 1 South, Range 17 East, Columbia County, Florida.**

**LOT 18, UNIT I of PRICE CREEK ACRES, an unrecorded subdivision more particularly described: COMMENCE at the Southwest corner of the NW 1/4 of SE 1/4, Section 12, Township 4 South, Range 17 East, Columbia County, Florida and run N 1°29'31" W. along the West line of said NW 1/4 of SE 1/4 a distance of 535.91 feet to the South right-of-way line of a 50 foot road; thence N. 87°58'25" E, along said South line 865.36 feet to the POINT OF BEGINNING; thence continue N 87°58'25" E, along said South Right-of-Way line 216.34 feet, thence S 1°39'42" E 210.00 feet; thence S 87°58'25" W, 216.34 feet; thence N 1°39'42" W, 210.00 feet to the POINT OF BEGINNING, said lands lying wholly in the NW 1/4 of SE 1/4, Section 12 Township 4 South, Range 17 East, Columbia County, Containing 1.04 Acres, more or less.**

The Property Appraiser's Parcel Identification Number is: 12-4S-17-08332-017.

**Subject to restrictions, reservations and easements of record, if any, and taxes for the current year.**

**5. CONSIDERATION**

Good and valuable consideration plus the sum of \$10.00 received by me from you.

**CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on this 6 day of June, 2022.

Joyce A. Tyre  
Joyce A. Tyre

Signed in the presence of:

Tyler Utley 6/6/22  
Witness Signature (Date)

Tyler Utley  
Printed Name

Signed in the presence of:

Carey Chandler 6/6/22  
Witness Signature (Date)

Carey F. Chandler  
Printed Name

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on June 6, 2022, by **Joyce A. Tyre** who identified this instrument as a Quit-Claim Deed and signed the instrument willingly. **Joyce A. Tyre** is personally known to me or has produced \_\_\_\_\_ as identification.

Stephen M. Witt  
Notary Public - State of Florida

Stephen M. Witt  
Printed Name



STEPHEN M. WITT  
Commission # GG 343306  
Expires June 10, 2023  
Bonded Thru Budget Notary Services

The preparer of this instrument has performed no Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding the title, existence of liens, the quality of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description furnished by parties to this instrument.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on this 6 day of June, 2022.

Joyce A. Tyre  
Joyce A. Tyre

Signed in the presence of:

Tyler Utley 6/6/22  
Witness Signature (Date)

Tyler Utley  
Printed Name

Signed in the presence of:

Carey Chandler 6/6/22  
Witness Signature (Date)

Carey F. Chandler  
Printed Name

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, on June 6, 2022, by Joyce A. Tyre who identified this instrument as a Quit-Claim Deed and signed the instrument willingly. Joyce A. Tyre is personally known to me or has produced \_\_\_\_\_ as identification.

Stephen M. Witt  
Notary Public - State of Florida

Stephen M. Witt  
Printed Name



STEPHEN M. WITT  
Commission # GG 343306  
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