

When recorded, mail to:

Name: _____

Address: _____

City/State/Zip Code: _____

Inst: 202012002649 Date: 02/03/2020 Time: 12:22PM
Page 1 of 3 B: 1404 P: 2102, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I(we), William Anthony McGhin II

the undersigned releasor(s), for the consideration of Ten Dollars (\$10.00), and other valuable considerations, by these presents, do hereby release, remise and forever quitclaim unto

Steven Parker Thomas AND Tracy Ynatte Thomas a married couple. 1585 SW Hwy 252-B Lake City, FL 32024

all rights, title and interest in that certain real property situated in the County of Columbia, State of Florida, and legally described as follows:

" SEE Exhibit A "

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s) this 3 day of February, 2020.

DESCRIPTION:

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1443, MARKING THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89 DEGREES 50'10"W., ALONG THE MONUMENTED NORTH LINE OF SAID SE ¼ OF THE NE ¼, A DISTANCE OF 689.28 FEET TO A NAIL AND DISC SET IN THE ROOT OF AN OAK TREE MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.89 DEGREES 50'10"W., STILL ALONG SAID MONUMENTED NORTH LINE, 606.29 FEET TO A 1/2" IRON ROD SET BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HELD ON LOCAL SURVEYS TO MARK THE INTERSECTION OF THE AFOREMENTIONED NORTH LINE AND THE EAST RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 252 B; THENCE S.00 DEGREES 12'55"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 228.45 FEET TO A NAIL FOUND IN THE ROOT OF A CHERRY TREE, MONUMENTING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1180, PAGE 764 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.86 DEGREES 25'42"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1180, PAGE 764 AND IT'S EASTERLY EXTENSION, 606.43 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 24'16"E., 267.97 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 3.45 ACRES, MORE OR LESS.

~~Grantor Reserves Life Estate~~

~~Joint tenants with right of survivorship (JTWROS)~~

"Exhibit A"