

When recorded, mail to:

Name: Chelsea Ogburn
Address: 372 nw Staten Harris Ct
City/State/Zip Code: Lake City FL 32055

Inst: 202312017126 Date: 09/12/2023 Time: 10:18AM
Page 1 of 3 B: 1498 P: 1804, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC ME
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

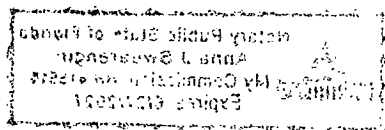
That I(we), Chelsea Ogburn
372 nw Staten Harris Ct. Lake City FL 32055

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 Pete Snad and
Chelsea Ogburn 372 nw Staten Harris Ct. Lake City FL 32055

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

See Exhibit A



IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s) this 12 day of September
2023.

Chelsea Ogburn
Printed Name of Releasor

Chelsea O/K
Signature of Releasor

Printed Name of Co-Releasor

Signature of Co-Releasor

Signature of Witness No. 1

Signature of Witness No. 2

Printed Name of Witness No. 1

Printed Name of Witness No. 2

372 NW STATEN HARRIS CT.
Address

Address

Lake City, FL 32055
City/State/Zip Code

City/State/Zip Code

Acknowledgment

State of Florida)
County of Columbia) ss.

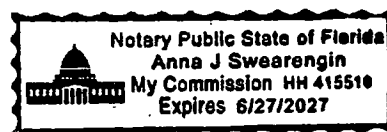
The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 12th day of September, 2023, by Chelsea Ogburn who produced FL ID 02, known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: 8/27/2027

Anna J. Sweeney
Notary Public

If acknowledged in the State of Florida, complete the section below:
(check one) ☐ Personally Known. ☒ Produced Identification.
Type of Identification produced: _____

FL ID # 0216-113-97-509-1



Inst. Number: 201812022594 Book: 1371 Page: 2242 Page 2 of 2 Date: 11/1/2018 Time: 10:19 AM
P.DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

Exhibit "A"

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°01'02"E., ALONG THE EAST LINE THEREOF, 1462.80 FEET; THENCE S.77°34'15"W., 86.98 FEET TO THE WESTERLY EDGE OF A COUNTY MAINTAINED ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUE S.77°34'15"W., 91.00 FEET; THENCE S.63°41'05"W., 183.44 FEET; THENCE S.10°47'13"E., 154.70 FEET; THENCE N.88°20'07"E., 103.46 FEET; THENCE N.00°38'08"W., 88.75 FEET; THENCE N.38°20'07"E., 172.03 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED ROAD; THENCE N.17°46'13"W., ALONG SAID WEST COUNTY MAINTAINED RIGHT-OF-WAY LINE, 163.95 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS LIES 10.00 FEET TO THE RIGHT AND 10.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°01'02"E., ALONG THE EAST LINE THEREOF, 1483.91 FEET; THENCE S.88°58'58"W., 66.15 FEET TO THE WESTERLY EDGE OF A COUNTY MAINTAINED ROAD AND TO A POINT OF NON-TANGENT CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 204.42 FEET AND AN INCLUDED ANGLE OF 20°41'10". ALSO BEING THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 73.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.87°07'50"W., 73.40 FEET, TO A POINT OF REVERSE CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 49.49 FEET AND AN INCLUDED ANGLE OF 40°06'13"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 34.64 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.77°25'19"W., 33.94 FEET TO THE END OF SAID CURVE; THENCE RUN NON-TANGENT TO THE AFOREMENTIONED CURVE, S.61°59'02"W., 122.74 FEET; THENCE S.71°24'36"W., 49.87 FEET TO A POINT OF CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 26.74 FEET AND AN INCLUDED ANGLE OF 91°53'49"; THENCE RUN WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.64 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.25°27'42"W., 38.44 FEET TO THE END OF SAID CURVE; THENCE RUN NON-TANGENT TO THE AFOREMENTIONED CURVE, S.10°59'32"E., 99.15 FEET; THENCE S.79°16'45"W., 50.44 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.