

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-05040

Parcel No.: R07476-000 (part of)

Inst: 202212003182 Date: 02/17/2022 Time: 10:25AM
Page 1 of 2 B: 1459 P: 2025, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 14th day of February, 2022, by **SANDRA G. MOORE, A SINGLE WOMAN, CONVEYING ANY INTEREST SHE MAY HOLD IN THE LANDS DESCRIBED BELOW**, hereinafter called the Grantor, to **THERESA GOODRICH, and NICHOLAS RUSSELL and TIFFANY RUSSELL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 260 SE SANDY DR., Lake City, FL 32025, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantees all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT A

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

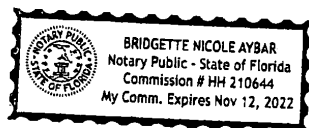
B. Aybar
Witness Signature
Printed Name: Bridgette Aybar

Sandra G. Moore L.S.
Name: SANDRA G. MOORE
Address: 328 SANDY DR., Lake City, FL 32025

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of February, 2022, by SANDRA G. MOORE, who is personally known to me or who has produced DRIVERS LICENSE as identification.



B. Aybar
Signature of Notary
Printed Name: Bridgette Aybar
My commission expires: 11-12-22

EXHIBIT A

As described in Official Records Book 932, Page 1589 of the public records of Columbia County, Florida.

Section 1: Commence at the point of intersection of the South line of section 1, township 4 South, Range 17 East, Columbia County, Florida and the Northerly right of way line of state road No. 100 and run south 87° 30' East, along South line of said section 1, 181 feet; thence North 1 ° 50' East, along East line of J. O. Phillips Lands, 676 feet for a point of beginning and run thence North 1°, 50' East 110 feet; thence run South 88° 24' 110 feet; thence South 3° West 50 feet; thence South 88° 24' East 160 Feet; thence South 3° West 68 feet; thence North 88° 24' West 266 feet to the point of beginning, in Columbia County, Florida

ALSO:

A parcel of land lying in a portion of section 1, township 4 south, range 17 East, Columbia County, Florida and being more particularly described as follows:

Commence at the Northeast corner of the southeast quarter of the Southwest quarter of section 1, township 4 south, range 17 east, Columbia County, Florida; Thence along the East boundary of said Southeast quarter of the Southwest quarter of Section 1, Township 4 South, Range 17 East, Columbia County Florida, South 00° 52' 28" East for a distance of 660.00 feet; Thence North 89° 34' 28" West for a distance of 800.63 feet to the westerly right of way of Southeast Academic Avenue (80 foot right-of-way) Thence along said Westerly right-of-way of Southeast academic avenue (80 foot right of way), North 09° 03' 32" East for a distance of 15.98 feet to the Northerly apparent right of way of Southeast Sandy Drive (30 foot apparent right of way); Thence along said Northerly apparent right of way of Southeast Sandy Drive (30 foot apparent right of way), South 86° 51' 07" West for a distance of 417.53 Feet to the West Boundary line of that parcel of land as described in official records book 932, Page 1589 of the public record of Columbia County, Florida; Thence along said West Boundary line, North 00° 37' 51" West for a distance of 109.67 feet to the point of beginning; Thence North 00° 37' 51" West for a distance of 36.66 feet; Thence North 46° 12' 37" East for a distance of 25.62 feet to the Arc of a curve to the right; Thence along the Arc of said curve to the right an arc distance of 49.64 feet, having a radius of 70.00 feet through a central angle of 40° 38' 05" and a chord of North 66° 31' 40" East, 48.61 feet; thence North 86° 50' 42" East for a distance of 47.77 feet to the west boundary line of that parcel of land described in official records book 932, Page 1591 of the public records of Columbia County, Florida; Thence along said West Boundary line, South 00° 17' 44" West for a distance of 74.72 feet to the north Boundary line of the Aforesaid parcel of land as described in Official Records Book 932, Page 1589 of the Public Records of Columbia County, Florida; Thence along said North Boundary line, South 89° 08' 09" West for a distance of 110.00 feet to the point of Beginning