

PREPARED BY & RETURN TO:

Name: **WILLIE B. ALLEN**
Address: 377 NW SENIOR CT
LAKE CITY, FLORIDA 32055

Parcel No. #: **32-25-16-01807-003**

Inst: 202112007563 Date: 04/21/2021 Time: 10:40AM
Page 1 of 5 B: 1435 P: 1471, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy Clerk Doc Stamp-Deed: 21.00

This QUITCLAIM DEED, made the 13 day of APRIL, 2021, by ROBERTA HUDSON, for a life estate, and then a remainder to VALERIE LYNN MCCOY for a life estate and the remainder interest thereafter to JAMES HUDSON, JR, hereinafter called the Grantor to WILLIE B. ALLEN AND ONI T. ALLEN, HUSBAND AND WIFE, whose post office address is 377 NW SENIOR CT LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

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 Grantee all the estate, rights, 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 EXHIBIT "A" & ATTACHMENT "B"

TO HAVE AND TO HOLD, all parties relinquish all rights of Life Estate, including remainder interests.

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

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, CONVENTS 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.

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

Signed, sealed and delivered in the presence of:

Tim Stone
Witness Signature
Printed Name: Tim Stone

A. D.
Witness Signature
Printed Name: A. D.

Roberta Hudson L.S.
Name: **ROBERTA HUDSON**
Address: 266 RAMSELL
SAN FRANCISCO, CA 94132

* see attached California
Acknowledgment Certificate

STATE OF FLORIDA
COUNTY OF COLUMBIA

ATTACHMENT "B"

[Signature]
Witness Signature
Printed Name: Tim Stone

Valerie Lynn McCoy L.S.
Name: **VALERIE LYNN MCCOY**
Address: **266 RAMSELL**
SAN FRANCISCO, CA 94132

[Signature]
Witness Signature
Printed Name: A.D.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ____ physical
presence or ____ online notarization, this ____ day of **APRIL, 2021** by

(SEAL)

*see
attached California
Acknowledgment Certificate*

Signature of Notary
Printed Name: _____
My Commission Expires: / /

[Signature]
Witness Signature
Printed Name: Maggie Lim

[Signature] L.S.
Name: **JAMES HUDSON JR.**
Address: **266 RAMSELL**
SAN FRANCISCO, CA 94132

[Signature]
Witness Signature
Printed Name: Victor Noriega

**A.V.A 4/13/21
SEE NOTARY
ATTACHMENT**

STATE OF FLORIDA
COUNTY OF COLUMBIA

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

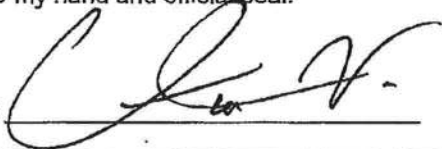
On Apr: 13, 2021 before me, A. Valdivia Avendano, Notary Public
(insert name and title of the officer)

personally appeared James Hudson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

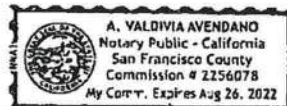
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

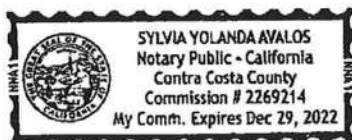
State of California

County of Contra Costa }

On April 13, 2021 before me, Sylvia Yolanda Avalos Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Roberta Hudson and
Name(s) of Signer(s)
Valerie Lynn McCoy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: April 13, 2021 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer - Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer - Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SECTION 32, TOWNSHIP 2 SOUTH, RANGE 16 EAST, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run S.00 31'33"E., along the east line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, 536.43 feet to the point of beginning; thence S.88 25'45"W., 493.01 feet; thence S.00 36'03"E., 261.48 feet; thence N.88 15'58"E., 492.70 feet to the east line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence N.00 31'33"W., along said east line, 260.08 feet to the point of beginning. Containing 2.95 acres, more or less.