

Prepared by and return to:
Gresham R. Stoneburner, Esquire
Stoneburner Berry Purcell & Campbell, P.A.
200 West Forsyth Street, Suite 1610
Jacksonville, Florida 32202

Inst: 201812018956 Date: 09/12/2018 Time: 11:12AM
Page 1 of 6 B: 1368 P: 1499, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

Replace book 1364 page 1099
Inst# 201812014425

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this ~~10~~^{5th} day of August 2018 between LILLIAN MARTIN CASON, as Trustee of The Lillian Martin Cason Revocable Trust dated May 6, 1997, as Amended and Restated, whose address is 1621 SE Giles Martin Avenue, Lake City, Florida 32024, herein the Grantor, retains in Grantor and Grantor's spouse, Franklin Delano Cason, a life estate for the lifetimes of Lillian Martin Cason and Franklin Delano Cason, as tenants by the entirety, and hereby conveys a remainder estate to Della Katharine Crone, whose address is 1001 W. Cornwallis Drive, Greensboro, North Carolina 27408, herein the Grantee. Franklin Delano Cason, the husband of Lilian Martin Cason, joins in this conveyance as husband of the Grantor and conveys any interest in such real property as provided herein.

WITNESSETH:

The Grantor, for and in consideration of the sum of LOVE AND AFFECTION and other good and valuable consideration to said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and does quit claim to said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to wit:

See attached Exhibit A

GRANTOR RESERVES UNTO HERSELF AND HER HUSBAND, FOR AND DURING THEIR LIFETIMES, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN, GRANTOR FURTHER RESERVES UNTO HERSELF AND HER HUSBAND, FOR AND DURING THEIR LIFETIMES, THE RIGHT TO SELL, LEASE, ENCUMBER BY MORTGAGE, PLEDGE, LIEN, OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OF THE AFORESAID PREMISES BY GIFT, SALE OR OTHERWISE SO AS TO TERMINATE THE INTEREST OF GRANTEE, AS GRANTOR IN THE SOLE DISCRETION OF GRANTOR SHALL DECIDE, EXCEPT TO DISPOSE OF SAID PROPERTY, IF ANY, BY DEVISE UPON THE DEATH OF GRANTOR. GRANTOR FURTHER RESERVES UNTO HERSELF AND HER HUSBAND THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE WHICH MAY DESTROY ANY ALL RIGHTS WHICH THE GRANTEES MAY POSSESS UNDER THIS DEED. GRANTEES SHALL HOLD A REMAINDER

INTEREST IN THE PROPERTY DESCRIBED HEREIN AND UPON THE DEATH OR SURVIVOR OF LILLIAN MARTIN CASON AND FRANKLIN DELANO CASON, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OR SURVIVOR OF LILLIAN MARTIN CASON AND FRANKLIN DELANO CASON, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO ANY LIENS AND ENCUMBRANCES EXISTING AT THAT TIME BUT THIS REFERENCE TO LIENS AND ENCUMBRANCES SHALL NOT OPERATE TO IMPOSE ANY OF SAME THAT WOULD HAVE EXPIRED OR BECOME NULL AND VOID AS A RESULT OF THE DEATH OR SURVIVOR OF LILLIAN MARTIN CASON AND FRANKLIN DELANO CASON.

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

NOTE TO DEPARTMENT OF REVENUE: Grantor is the grandmother of the Grantee. The sole consideration is the recited Love and Affection.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

Laura Waites
Printed Name: Laura Waites

Ashlee Baker
Printed Name: Ashlee Baker

Laura Waites
Printed Name: Laura Waites

Ashlee Baker
Printed Name: Ashlee Baker

Lillian Martin Cason
Lillian Martin Cason

Franklin Delano Cason
Franklin Delano Cason

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of ~~August~~^{Sept} 2018 by Lillian Martin Cason, as Trustee of The Lillian Martin Cason Revocable Trust dated May 6, 1997. She is personally known to me or who has produced Fla Drivers Lic as identification.

Diana Parker
Print: Diana Parker
Notary Public, State of Florida at Large
My Commission Expires:

[Seal]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of ~~August~~^{Sept} 2018 by Franklin Delano Cason, as Trustee of The Franklin Delano Cason Revocable Trust dated May 6, 1997. He is personally known to me or who has produced Fla Drivers Lic as identification.

Diana Parker
Print: Diana Parker
Notary Public, State of Florida at Large
My Commission Expires:

[Seal]

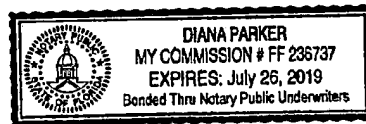


Exhibit A

All real property located in Columbia County, Florida, including any interest in the following:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 14: A part of the NE 1/4 of Section 14, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the NE Corner of said Section 14 and run thence S 89°48'07"W, along the North Line of said Section 14, 1273.20 feet to a point; thence S 00°11'53"E, 60.00 feet to the POINT OF BEGINNING; thence continue S 00°11'53"E, 581.13 feet; thence S 75°48'25"W, 591.17 feet to the Easterly Maintained Right-of-Way of a county grade road; thence N 14°11'35"W, along said Right-of-Way 383.30 feet; thence N 11°15'00"W, still along said Right-of-Way, 358.82 feet; thence N 89°48'07"E, 735.10 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

PARCEL A

TOWNSHIP 6 SOUTH - RANGE 17 EAST

Section 14: Begin at the Northwest corner of NE 1/4 of NW 1/4 of said Section and run thence N 87° 52' 58" E along the North line of said Section 1953.93 feet to the center line of a county maintained road, thence S 14° 06' 02" E, along said center line, 674.00 feet, thence S 87° 52' 58" W, parallel to said North line 608.69 feet, thence S 1° 16' 02" E, 2016.44 feet, to the South line of the N 1/2 of said Section, thence S 87° 51' 30" W, along said South line, 1496.15 feet, to the Southwest corner of SE 1/4 of NW 1/4 of said Section, thence N 1°16'02" W, 2676.77 feet to the POINT OF BEGINNING. Containing 100 acres, more or less.

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 11: That part of the N 1/2 of the SE 1/4, Section 11, Township 6 South, Range 17 East, lying West of the right-of-way of I-75 and LESS AND EXCEPT any part thereof conveyed to the State of Florida in O. R. Book 617, Page 110 and O. R. Book 617, Page 115, public records of Columbia County, Florida.

Also: A portion of the following:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

Section 11: W 1/2 of SW 1/4 of SE 1/4;
E 1/2 of SE 1/4 of SW 1/4.

Containing 40 Acres More or Less

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 14: The North 25 feet of the E 1/2 of the W 1/2 of the SE 1/4.

TOWNSHIP 6 SOUTH - RANGE 17 EAST

Section 14: Commence at the Northwest Corner of NE 1/4 of NW 1/4 of said Section and run thence S 1°16'02" E along the West line of said NE 1/4 of NW 1/4, 660.00 feet, thence N 87°52'58" E, parallel to the North line of said Section 1496.15 feet to the POINT OF BEGINNING; thence continue N 87°52'58" E, parallel to said North line, 608.69 feet to the center line of a county maintained road; thence S 14°06'02" E, along said center line, 250.73 feet; thence S 44°13'02" E, along said center line 471.69 feet; thence S 87°52'58" W, parallel to said North line, 985.24 feet; thence N 1°16'02" W, 595.00 feet to the POINT OF BEGINNING. Containing 10 acres, more or less.

-ALSO-

TOWNSHIP 6 SOUTH - RANGE 17 EAST

Section 14: Commence at the Northwest corner of NE 1/4 of NW 1/4 of said Section and run thence S 1°16'02" E, along the West line of said NE 1/4 of NW 1/4, 660.00 feet, thence N 87°52'58" E, parallel to the North line of said Section, 1496.15 feet, thence S 1°16'02" E, 595.00 feet to the POINT OF BEGINNING; thence N 87°52'58" E, 985.24 feet to the center line of a county maintained road; thence S 44°13'02" E, along said center line, 428.52 feet; thence S 37°50'02" E, along said center line, 1268.76 feet; thence S 17°40'02" E, 74.78 feet, to the South line of the N 1/2 of said Section; thence S 87°51'30" W, along said South line 2054.92 feet; thence N 1°16'02" W, 1421.44 feet to the POINT OF BEGINNING. Containing 54 acres, more or less.

That portion of the E 3/4 of the S 1/2 of the SE 1/4 of Section 11, Township 6 South, Range 17 East, lying West of Interstate Highway No. 75;

That portion of the NE 1/4 of Section 14, Township 6 South, Range 17 East, lying North and East of the County Road and lying West of Interstate Highway No. 75.

ALSO LESS AND EXCEPT that portion of the above described property acquired by the State of Florida for road right-of-way purposes for the construction of Interstate #75.

ALSO LESS AND EXCEPT a portion of the S 1/2 of SE 1/4 of Section 11, Township 6 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Commence on the South line of said Section 11 at a point 323.14 feet Westerly from the Southeast corner thereof; thence N 20°09'02"W 810.42 feet; thence S 69°50'58"W 150.00 feet to the Westerly right-of-way line of State Road No. 93 (a 300.00 foot right-of-way) and the POINT OF BEGINNING of the parcel of land hereinafter described; thence N 20°09'02"W along said right-of-way line 300.00 feet to the Southerly line of an existing rest area for State Road No. 93; thence S 69°50'58"W along said Southerly line 150.00 feet; thence S 46°42'56"E 335.41 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT a portion of the S 1/2 of SE 1/4 of Section 11, Township 6 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Commence on the South line of said Section 11 at a point 323.14 feet Westerly from the Southeast corner thereof; thence N 20°09'02"W 1407.87 feet; thence S 88°43'35"W 369.90 feet to the POINT OF BEGINNING; continue thence S 88°43'35"W 211.37 feet; thence S 20°09'02"E 485.51 feet; thence N 69°50'58"E 200.00 feet to the Southwest corner of an existing rest area for State Road No. 93; thence N 20°09'02"W along the Westerly line of said rest area 417.12 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT a parcel of land in Section 11, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 11, Township 6 South, Range 17 East, Columbia County, Florida; thence run S 87°52'58"W along the South line of said Section 11, a distance of 323.14 feet to the centerline of State Road No. 93 (I-75), Section 29180-2430; thence N 20°09'02"W along said centerline, a distance of 1407.87 feet; thence S 88°43'35"W a distance of 581.27 feet to the POINT OF BEGINNING; thence S 20°09'02"E a distance of 485.51 feet; thence S 69°50'58"W a distance of 100.00 feet; thence N 20°09'02"W a distance of 519.70 feet; thence N 88°43'35"E a distance of 105.68 feet to the POINT OF BEGINNING.