

Prepared by: Russell F. Rowley
3718 NW 29th Street
Gainesville, FL 32605

Inst: 202012003997 Date: 02/19/2020 Time: 9:59AM
Page 1 of 2 B: 1405 P: 2448, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel ID#: 21-7S-17-10042-005

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FLORIDA QUIT CLAIM DEED

This QUIT CLAIM DEED, made on this 15th day of February, 2020, by Russell F. Rowley, a single person, and Steven R. Rowley and Amy L. Rowley, husband and wife, whose address is 3718 NW 29th Street, Gainesville, FL 32605, hereinafter called the Grantor, to Steven R. Rowley and Amy L. Rowley, husband and wife whose address is 18790 NW 246th Street, High Springs, FL 32643 hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Columbia County, Florida, viz: See Exhibit "A"

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

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:

Russell F. Rowley

Russell F. Rowley
3718 NW 29th Street, Gainesville, FL 32605

Dianne Rowley
Witness Signature

Dianne Rowley
Printed Name

Steven R. Rowley

Steven R. Rowley
18790 NW 246th Street, High Springs, FL 32643

Robert A. Moses
Witness Signature

Robert A Moses
Printed Name

Amy L. Rowley

Amy L. Rowley
18790 NW 246th Street, High Springs, FL 32643

STATE OF Florida
COUNTY OF ALACHUA

Sworn to, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 15th day of February, 2020 by _____, who ☐ is personally known to me or ☒ produced identification FID

Sarah Murphy
Notary Public
NOTARY SEAL

Exhibit "A"



Parcel ID# 21-7S-17-10042-005 was formed by combining the following two parcels.

Exhibit "A"

PARCEL 1:

THE NORTH 8 ACRES OF THE SOUTH 12 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT A 2 ACRE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 12 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN WEST 420 FEET; SOUTH 210 FEET; EAST 420 FEET; AND NORTH 210 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 12 ACRES OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN WEST 420 FEET; SOUTH 210 FEET; EAST 420 FEET; AND NORTH 210 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND BEING 14 FEET IN WIDTH AND LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ AND RUN WEST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ AND THE POINT OF TERMINATION OF SAID LINE.

ALSO, TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT TO PASS AND REPASS ALONG THE FOLLOWING DESCRIBED ROADWAY:

COMMENCE AT A CONCRETE MONUMENT STAMPED L.S. 1079 WHICH MARKS THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 21, FOR A POINT OF REFERENCE AND RUN NORTH 87 DEG. 50 MIN. 40 SEC. EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 210.78 FEET TO A CONCRETE MONUMENT STAMPED L.S. 5757 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEG. 50 MIN. 40 SEC. EAST, ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 01 DEG. 05 MIN. 21 SEC. EAST, A DISTANCE OF 233.74 FEET; THENCE SOUTH 87 DEG. 50 MIN. 22 SEC. WEST, A DISTANCE OF 210.66 FEET; THENCE RUN SOUTH 01 DEG. 54 MIN. 06 SEC. EAST, A DISTANCE OF 427.70 FEET; THENCE RUN SOUTH 87 DEG. 55 MIN. 30 SEC. WEST, A DISTANCE OF 25.00 FEET TO A STEEL ROD AND CAP STAMPED P.L.S. 6185 WHICH LIES ON THE WEST LINE OF THE NORTHWEST ¼ OF SAID SOUTHEAST ¼; THENCE RUN NORTH 01 DEG. 54 MIN. 06 SEC. WEST, ALONG SAID WEST LINE, A DISTANCE OF 452.66 FEET TO A CONCRETE MONUMENT STAMPED L.S. 1079; THENCE RUN NORTH 87 DEG. 50 MIN. 22 SEC. EAST, A DISTANCE OF 210.65 FEET TO A CONCRETE MONUMENT STAMPED L.S. 5757; THENCE RUN NORTH 01 DEG. 55 MIN. 21 SEC. WEST, A DISTANCE OF 208.74 TO THE POINT OF BEGINNING.