

PREPARED BY & RETURN TO:

Name: KATHY MATHIS

Address: 2846 SW OLD WIRE ROAD, FORT WHITE, FL
32038

Parcel No.: 03717-139

Inst: 202112023476 Date: 11/17/2021 Time: 2:57PM
Page 1 of 3 B: 1452 P: 2218, James M Swisher Jr, Clerk of Court
Columbia, County, By: 4088
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 17 day of **November, 2021**, by **CAMILLE VALLARIO and KATHY MATHIS**, hereinafter called the Grantors, to **KATHY MATHIS and CAMILLE VALLARIO and STANLEY L. MATHIS, JR. and PETER J. MARZILIANO, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 2846 SW OLD WIRE ROAD, FORT WHITE, FL 32038, 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 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"

**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 2021 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:

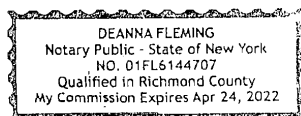
Peter Marziliano
Witness Signature
Printed Name: Peter Marziliano

Camille Vallario L.S.
Name: **CAMILLE VALLARIO**
Address:

Peter Vallario
Witness Signature
Printed Name: Peter Vallario

STATE OF New York
COUNTY OF Richmond

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of **November**, **2021**, by **CAMILLE VALLARIO**, who is personally known to me or who has produced Florida Driver License as identification.



Deanna Fleming
Signature of Notary
Printed Name: Deanna Fleming
My commission expires: 4/24/2022

Wendy Brennell
Witness Signature
Printed Name: Wendy Brennell

Kathy Mathis L.S.
Name: **KATHY MATHIS**
Address: 2846 SW OLD WIRE ROAD, FORT WHITE, FL 32038

Mark Brandstorf
Witness Signature
Printed Name: Mark Brandstorf

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of November, 2021, by **KATHY MATHIS**, who is personally known to me or who has produced _____ as identification.

Shirley M. Bennett
Signature of Notary
Printed Name:
My commission expires:



Shirley M. Bennett
Notary Public
State of Florida
Comm# HH097095
Expires 2/24/2025

Exhibit "A"

THE SOUTH 1/4 OF MOTHER PARCEL: R03717-101; LEGAL DESCRIPTION OF PARCEL 1B OF BIG OAKS: AN UNRECORDED SUBDIVISION IN SECTION 26 TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH EAST CORNER OF SAID SECTION 26, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.00°16'58" E. 80.46 FEET; THENCE S. 10°22'29" W., 120.97 FEET; THENCE S.00°04'37" E., 117.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°04'37" E., 250.96 FEET; THENCE S.88°53'38" W., 760.66 FEET; THENCE N.00°17'48" W., 345.94 FEET; THENCE N.88°53'38" E., 285.06 FEET; THENCE S.00°04'37" E., 95.00 FEET; THENCE N.88°53'39" E., 476.93 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES, MORE OR LESS

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED LAND: SAID EASEMENT LYING 30 FEET ALONG THE WEST LINE OF SW OLD WIRE RD. SAID EASEMENT REFERS TO A DISTRIBUTIVE RIGHT OF WAY EASEMENT GRANTED TO CLAY ELECTRIC AS RECORDED IN O.R. BOOK 0769: PAGE 1226, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.