

PREPARED BY:  
Mowitz Law, LLC  
Justin M Mowitz, Esq

AFTER RECORDING RETURN TO:  
Justin M Mowitz, Esq  
Mowitz Law, LLC  
2445 SW 75th Street #140  
Gainesville, FL 32608  
Tax Parcel ID:

## QUIT CLAIM DEED

This QUIT CLAIM DEED is made this 22 day of June 2022, by **Kellie O. Federico, a married woman**, conveying non-homestead property, whose mailing address is: 1820 SW McFarlane Ave., Lake City, FL 32025, hereinafter called the "Grantor," to **Mathew Federico and Kellie O. Federico, husband and wife**, whose mailing address is: 1820 SW McFarlane Ave., Lake City, FL 32025, hereinafter called the "Grantee":

(Whenever used herein, the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of companies, corporations, trusts and trustees).

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida.

Commence at the Southwest corner of the Northeast (1/4) of Section 32, Township 3 South, Range 16 East, Columbia County, Florida and run N89°05'35"E., 1114.90 feet; thence N05°10'45"E, 709.69 feet to the Point of Beginning; thence continue N05°10'45"E 38.58 feet; thence N78°50'00"W, 1067.16 feet to the Easterly right-of-way line of SW Birley Avenue; thence N04°05'06"E, along said right-of-way line, 30.23 feet; thence S78°49'15"E, 1067.74 feet; thence N89°05'35"E, 1138.71 feet; thence S07°06'17"W, 781.68 feet; thence S89°05'35"W, 494.43 feet; thence N05°10'45"E, 709.69 feet; thence S89°05'35"W, 617.88 feet to the Point of Beginning.

### TOGETHER WITH:

A perpetual non-exclusive easement for ingress and egress by pedestrians and all kinds of vehicular traffic and for telephone, electric, and underground utilities over and across the burdened estate, which easement is described as follows:

Commence at the Southwest corner of the Northeast quarter of Section 32, Township 3 South, Range 16 East, run North 89°05'35" East along the South line of said Northeast Quarter a distance of 1114.90 feet; thence North 05°10'45" East a distance of 669.28 feet to the POINT OF BEGINNING; thence North 78°49'15" West a distance of 1114.70 feet to the West line of said Northeast quarter and Birley Road, a County maintained graded road; thence North 05°10'45" East along said West line a distance of 40.22 feet; thence South 78°49'15" East a distance of 1114.70 feet; thence South 05°10'45" East a distance of 40.22 feet to the POINT OF BEGINNING.

**Parcel No. R02420-009**

THIS INSTRUMENT WAS PREPARED by Justin M. Mowitz, Esq., of Mowitz Law, LLC, at the direction of, and from information provided by the grantor herein, without the benefit of title examination. Neither marketability of title nor accuracy of description is guaranteed. The parties hereby acknowledge that they fully understand the importance of the proper vesting of title to real property. Further the parties herein agree to indemnify and hold harmless Justin M. Mowitz, Esq., and the firm of Mowitz Law, LLC and Mowitz Law, LLC, from any loss of damage concerning the vesting of title on this deed and for any

potential tax consequences that may result from this conveyance. The parties to this deed are also cautioned to update any property insurance carrier of this conveyance.

**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, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of:

Witness Name: Melanie Yarbrough

Witness Name: Kellie O. Federico

Kellie O. Federico  
Kellie O. Federico

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical appearance, or by ☐ remote online notarization, this 22 day of June 2022, by Kellie O. Federico, who produced a Driver's License as identification.



Melanie Yarbrough  
Notary Public  
Melanie Yarbrough  
Printed Name