

Rec. 27th
Doc. 565.60

This instrument was prepared by.
record and return to:
Jon I. McGraw, Esq.
Schatt & Hesser, McGraw
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

QUITCLAIM DEED

THIS INDENTURE, made effective the 11 day of June, 2019, between **PATRICK R. GILMORE and JESSICA CAMP, husband and wife**, whose address is 14991 NE Jacksonville Road, Citra, Florida 32113, Grantor, and **RJ INDUSTRIES LLC, a Florida limited liability company**, whose address is 14991 NE Jacksonville Road, Citra, Florida 32113, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Columbia County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel I.D. Number: 19-6S-16-03885-000

SUBJECT TO:

1. Ad valorem taxes for 2019 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, encumbrances, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence as to all:

Tara Trent
Tara Trent Witness
(Print Name)

Sherrita
Sherrita Witness
(Print Name)

GRANTOR:

BY: Patrick R. Gilmore
Patrick R. Gilmore

And

BY: Jessica Camp
Jessica Camp

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Patrick R. Gilmore and Jessica Camp, husband and wife, known to me (YES _____ NO X) to be the persons described in and who executed the foregoing instrument, OR who have produced FLDL as identification and acknowledged before me that they executed same for the purposes expressed herein.

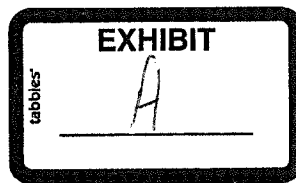
WITNESS my hand and official seal in the County and State last aforesaid this 12 day of June, 2019.

Sierra Tucker

(Print Name)
Notary Public, State of Florida
My Commission Expires:



SIERRA TUCKER
Commission # GG 243368
Expires July 30, 2022
Bonded Through Budget Notary Services



Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' West, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Together with a 30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

And

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning.

Together with:

15 foot easement: commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15.00 foot easement and the Point of Beginning; thence North 1 degrees 45' East, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Also:

30 foot easement: Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27, and run North 48 degrees 52' 16" West, along the North right of way line of U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 40.94 feet to the Point of Beginning.

AND

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4.

ALSO

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.