

Prepared by and return to:

**Brent Baris**

**Brent E. Baris, P.A.**

**18731 NW US Highway 441**

**High Springs, FL 32643**

**(386) 454-0688**

**File Number: 22-438D**

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## Quit Claim Deed

**This Quit Claim Deed** made this **15th day of December, 2022** between **Brandon W. Reeves and Anastasia E. Reeves, husband and wife** whose post office address is **1405 SW CR 349, Lake City, FL 32025**, grantor, and **Brandon W. Reeves and Anastasia E. Reeves, Husband and Wife** whose post office address is **1405 SW County Road 349, Lake City, FL 32025**, 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

**PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE NE CORNER OF THE SE ¼ OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 25'59"W., ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 26, A DISTANCE OF 2.37 FEET TO A CONCRETE MONUMENT, LB 7042, ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE S.88 DEGREES 07'45"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 248.79 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1222, PAGE 2051, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 07'45"W., 44.95 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NORTHERLY END OF A BOUNDARY LINE AGREEMENT RECORDED IN ORB 970, PAGES 628 - 639, (SEE EXHIBIT E"), OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 25'59"E., ALONG SAID BOUNDARY LINE AS DEFINED IN SAID BOUNDARY LINE AGREEMENT, 1294.37 FEET; THENCE CONTINUE S.01 DEGREES 25'59"E., 188.82 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.88 DEGREES 07'45"E., 293.79 FEET TO A 5/8" IRON ROD, LS 4708, ON THE EAST LINE OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 26; THENCE N.01 DEGREES 25'59"W., 150.62 FEET TO THE SE CORNER OF THE NE ¼ OF SAID SE ¼; THENCE N.01 DEGREES 25'59"W., ALONG THE MONUMENTED EAST LINE OF SAID NE ¼ OF THE SE ¼, A DISTANCE OF 456.19 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE S.88 DEGREES 11'29"W., 248.74 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE N.01 DEGREES 26'09"W., 876.11 FEET TO THE POINT OF BEGINNING.**

AND ALSO,

COMMENCE AT THE NORTHEAST CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 01 DEGREES 25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 873.97 FEET; THENCE S 88 DEGREES 07'36" W A DISTANCE OF 248.74 FEET; THENCE N 01 DEGREES 25'59" W A DISTANCE OF 876.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE N 88 DEGREES 07'36" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349 A DISTANCE OF 248.74 FEET; THENCE S 01 DEGREES 25'59" E ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 2.38 FEET TO THE POINT OF BEGINNING.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

[Signature]

Witness Name: Danielle Marden

[Signature]

Witness Name: Brandon W. Reeves

[Signature]

Witness Name: Danielle Marden

[Signature]

Witness Name: Brandon W. Reeves

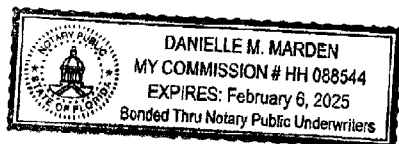
[Signature] (Seal)  
Brandon W. Reeves

[Signature] (Seal)  
Anastasia E. Reeves

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022 by Brandon W. Reeves and Anastasia E. Reeves, who are personally known to me or have produced Florida Drivers' Licenses as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Danielle M. Marden

My Commission Expires: 2/6/25