

This instrument prepared without benefit of abstract, title examination or legal opinion of title by:

Prepared by and return to:
Susan L. Mikolaitis, Esq.
Bingham & Mikolaitis, P.A.
Post Office Box 1930
Alachua, Florida 32616-1930
File #24-068REM

Inst: 202412009435 Date: 05/06/2024 Time: 1:25PM
Page 1 of 2 B: 1513 P: 2514, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy ClerkDoc Stamp-Deed: 0.70

A portion of Tax Parcel No. 03-7S-16-04120-002

QUIT CLAIM DEED

This Indenture, made this 6th day of May, 2024, between **Angela Marie Salemi**, an unmarried person, whose post office address is 398 SW Sanders Way, Fort White, Florida 32038, and **Fred Forest Russell**, an unmarried person, whose post office address is 398 SW Sanders Way, Fort White, Florida 32038, GRANTORS and **Lynn Judith Russell**, whose post office address post office address is 398 SW Sanders Way, Fort White, Florida 32038, GRANTEE;

WITNESSETH that said Grantors, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have remised, released and quit claimed, and by these presents do remise, release and quitclaim unto said Grantee all the right, title, interest, claim and demand which said Grantors have in and to the following described lot, piece or parcel of land, situate lying and being in the County of Columbia, State of Florida, to wit:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 3, Township 7 South, Range 16 East, Columbia County, Florida; thence run N 00 degrees 47'30" W, 45.50 feet to the POINT OF BEGINNING, thence continue N 00 degrees 47'30" W, 212.50 feet; thence N 88 degrees 59'28" E, 166.44 feet to the West line of a 28 foot easement road; Thence S 37 degrees 11'45" W, 270.42 feet to the POINT OF BEGINNING.

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 said Grantors, either in law or equity, to the only proper use, benefit and behalf of said Grantee.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence:

Susan L. Mikolaitis
Witness
Print: **Susan L. Mikolaitis** 14811 NW 140th St.
Alachua, FL 32615

Angela Marie Salemi
Angela Marie Salemi

Mary Lou Morrow
Witness
Print: **Mary Lou Morrow** 14811 NW 140th St.
Alachua, FL 32615

Fred Forest Russell
Fred Forest Russell

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence this 6th day of May, 2024, by Angela Marie Salemi and Fred Forest Russell, who produced a valid ID as identification.

Notary Public - State of Florida

Sign: Mary Lou Morrow

My Commission Expires:

Print: Mary Lou Morrow

