

This instrument was prepared
without benefit of title examination by:
Law Office of Debra Helen Crum, P.A.
13576 NW 2nd Lane, Suite 10
Newberry, Florida 32669

Inst: 202312003148 Date: 02/23/2023 Time: 12:53PM
Page 1 of 3 B: 1485 P: 587, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *AD*
Deputy ClerkDoc Stamp-Deed: 0.70

Tax Parcel # 13-7S-16-04203-017

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 20th ^{*of February*} day January, 2023, by **CRYSTAL L. CURRAN f/k/a CRYSTAL L. NORTON, a married person**, whose post office address is 344 SW Barney Street, High Springs, Florida 32643, hereinafter called the Grantor, to **JUSTIN LEE CURRAN**, whose post office address is 712 SW Shiloh Street, Fort White, Florida 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the grantee all of that certain land situated in Alachua County, Florida, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2023 and all subsequent years.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

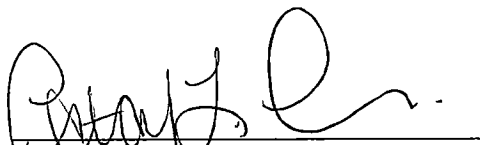
Pursuant to Florida Statutes §201.02(7), this is a transfer of real property between former spouses pursuant to an action for dissolution of marriage wherein the real property was their marital home or an interest therein.

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



Witness

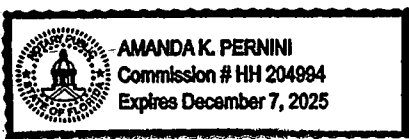
Print: DEBRA H. CRUM


CRYSTAL L. CURRAN

Kimber Holt
Witness
Print: Kimber Holt

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization on this 20th day of February, 2023, by CRYSTAL L. CURRAN, who is
personally known to me or who produced identification.



Amanda K. Pernini
NOTARY PUBLIC or DEPUTY CLERK
[Print, type, or stamp commissioned name
of notary or clerk.]

☒ Personally known
☒ Produced identification
Type of identification produced FL DL.

"EXHIBIT "A"

Legal Description

LOT 4B

A part of the Northwest $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 7 South, Range 16 East, being more particularly described as follows:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ and run North $88^{\circ} 14' 05''$ East, along the North line thereof, 382.10 feet for a Point of Beginning; thence continue North $88^{\circ} 14' 05''$ East, along said North line 382.98 feet; thence South $1^{\circ} 36' 19''$ East, 593.33 feet; thence South $88^{\circ} 11' 59''$ West, 382.11 feet; thence North $1^{\circ} 41' 22''$ West, 593.57 feet to the Point of Beginning, lying and being in Columbia County, Florida.

Containing 5.21 acres, more or less.

Subject to ingress and egress easement over and across the North 30 feet thereof.

Subject to ingress and egress easement over and across the East 12.80 feet thereof.

Together with Easement for ingress and egress over and across a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 7 South, Range 16 East, more particularly described as follows:

Begin at the Northwest corner of NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and run North $88^{\circ} 14' 05''$ East, along the North line thereof, 765.08 feet; thence South $1^{\circ} 36' 19''$ East, 30.00 feet; thence South $88^{\circ} 14' 05''$ West, 765.03 feet to a point on the West line of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence North $1^{\circ} 41' 22''$ West, along the West line thereof, 30.00 feet to the Point of Beginning, lying and begin in Columbia County, Florida.