

Inst: 202412014483 Date: 07/09/2024 Time: 9:14AM
Page 1 of 4 B: 1518 P: 1582, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ue*
Deputy Clerk Doc Stamp-Deed: 0.70

Quitclaim Deed

RECORDING REQUESTED BY Karen Brown

AND WHEN RECORDED MAIL TO:

Justin A. Williams, Grantee(s)

11790 N US HWY 441

Lake City, FL 32055

Consideration: \$ 10.00

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: Karen T. Brown certifies herein that he or she has prepared this Deed,

Karen T. Brown
Signature of Preparer

7-9-2024
Date of Preparation

Karen T. Brown
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 9, 2024 in the County of Columbia, State of Florida

by Grantor(s), William L. Brown and Karen T. Brown,
whose post office address is 772 NE Cemetery Loop Lake City, FL 32055,
to Grantee(s), Justin A. Williams,
whose post office address is 11790 N US HWY 441 Lake City, FL 32055,

WITNESSETH, that the said Grantor(s), William L. Brown and Karen T. Brown,
for good consideration and for the sum of Ten and no/100 Dollars
(\$ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,


interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Columbia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

William L. Brown
Print Name of Grantor


Signature of First Witness to Grantor(s)

Olga M. Armas.
Print Name of First Witness to Grantor(s)
173 NE Hernandez Ave
Lake City, FL 32055.

GRANTEE(S):

Signature of Grantee

Justin A. Williams
Print Name of Grantee

Val H. Ellis
Signature of First Witness to Grantee(s)

Valerie R. Colas
Print Name of First Witness to Grantee(s)
173 NE Hernandez Ave.
Lake City, FL 32055

Karen J. Brown
Signature of Second Grantor (if applicable)

Karen T. Brown
Print Name of Second Grantor (if applicable)

Karli Hancock
Signature of Second Witness to Grantor(s)

Karl Hancock
Print Name of Second Witness to Grantor(s)
173 NE Hernando Ave
Lake City, FL 32055

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

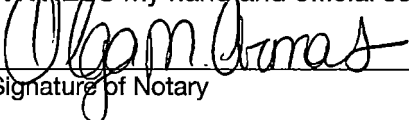
State of Florida

County of Columbia

On July 8, 2024, before me, Olga M. Armas, a notary
public in and for said state, personally appeared, William L. Brown,
Karen T. Brown

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary

Affiant Known _____ Produced ID X

Type of ID FL-DL



(Seal)

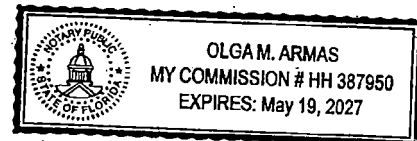


Exhibit "A"

DESCRIPTION:

PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 803, PAGE 1184 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 AND THE NORTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS DEFINED IN OFFICIAL RECORDS BOOK (ORB) 1156, PAGE 419, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.16°19'00"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 328.77 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3769.72 FEET AND A CENTRAL ANGLE OF 04 DEGREES 31'46" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.14 DEGREES 03'07"E. AND A CHORD LENGTH OF 297.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 298.01 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1156, PAGE 419; THENCE S.89 DEGREES 11'34"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1156, PAGE 419 AND IT'S WESTERLY EXTENSION, 505.29 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1156, PAGE 422 OF SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.08 DEGREES 24'32"E., ALONG THE MONUMENTED WEST LINE OF SAID LANDS DESCRIBED IN ORB 1156, PAGE 422, A DISTANCE OF 363.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.89 DEGREES 11'34"W., 698.05 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 48°09'W., 359.82 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.89 DEGREES 14°34'E., 650.00 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 5.57 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING TO THE RIGHT OF AND CONTINUOUS WITH THE FOLLOWING DESCRIBED BASELINE:
PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 803, PAGE 1184 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 AND THE NORTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS DEFINED IN OFFICIAL RECORDS BOOK (ORB) 1156, PAGE 419, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.16°19'00"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 328.77 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3769.72 FEET AND A CENTRAL ANGLE OF 04 DEGREES 31'46" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.14 DEGREES 03'07"E. AND A CHORD LENGTH OF 297.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 298.01 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1156, PAGE 419 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED BASELINE; THENCE S.89 DEGREES 11'34"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1156, PAGE 419 AND IT'S WESTERLY EXTENSION, 555.29 FEET TO THE POINT OF TERMINATION OF SAID BASELINE.