

Prepared by and Return to:
GRIGALTCHIK & GALUSTOV, P.A.
6144 Gazebo Park Pl. S. #103
Jacksonville, FL 32257

Inst: 201712001681 Date: 01/27/2017 Time: 10:46AM
Page 1 of 2 B: 1329 P: 2503, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp Deed: 0.70

QUITCLAIM DEED

EXECUTED this 18th day of JANUARY, 2017, between **CHARLES R. KERLEY** and **SHARON L. KERLEY**, as husband and wife, (the "Grantor"), whose address is 2214 Hunterwood Court, Jacksonville, FL 32205 and **CHARLES R. KERLEY** and **SHARON L. KERLEY**, as husband and wife, and **TONYA L. LEIS** and **MICHAEL LEIS**, as husband and wife, altogether as joint tenants with rights of survivorship (the "Grantee"), whose address is: 2214 Hunterwood Court, Jacksonville, FL 32205.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of which is acknowledged, does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to, all that certain land situate in Columbia County, Florida, to-wit:

COMMON DESCRIPTION: 386 NW RADFORD COURT, LAKE CITY, FL 32025

LEGAL DESCRIPTION: PLEASE SEE ATTACHED "SCHEDULE A"

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 appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

Charles R. Kerley
CHARLES R. KERLEY

GRANTOR:

Sharon L. Kerley
SHARON L. KERLEY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Dorena Doukany
Signature of WITNESS

Dorena Doukany
Printed Name of WITNESS

Carly Steward
Signature of WITNESS

Carly Steward
Printed Name of WITNESS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of JANUARY, 2017, by **CHARLES R. KERLEY**, who is ☒ personally known or ☐ produced identification in the form of _____, and **SHARON L. KERLEY**, who is ☒ personally known or ☐ produced identification in the form of _____.

DK
NOTARY PUBLIC or DEPUTY CLERK

Printed Name:

My Commission Expires: _____



DAVID GRIGALTCHIK
MY COMMISSION # GG 030588
EXPIRES: November 17, 2020
Banded Thru Budget Notary Services

Note: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title hereto, or the boundaries of the property described herein.

"Schedule A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, RUN SOUTH 01 DEG. 58' 30" EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 395.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG. 54' 31" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 01 DEG. 58' 30" EAST, A DISTANCE OF 927.00 FEET TO THE SOUTH LINE OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEG. 54' 31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 470.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4; THENCE NORTH 01 DEG. 58' 30" WEST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 927.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LANDS TO ABOVE PARCEL, EASEMENT DESCRIBED AS FOLLOWS:

A PARCEL OF LAND 30.00 FEET IN WIDTH, 15.00 FEET LEFT AND 15.00 FEET RIGHT OF SURVEY LINE DEFINED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, RUN SOUTH 01 DEG. 58' 30" EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 395.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37 DEG. 51' 39" EAST, A DISTANCE OF 334.72 FEET; THENCE NORTH 28 DEG. 40' 15" EAST, A DISTANCE OF 775.80 FEET TO THE SOUTHEASTERLY LINE OF WINFIELD ROAD, A COUNTY PAVED ROAD.