

Prepared under the Supervision of:
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Fort Lauderdale, Florida 33312

Inst: 202012007565 Date: 04/07/2020 Time: 11:21AM
Page 1 of 3 B: 1409 P: 1020, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 0.70

GRANTEE(S): TAX IDENTIFICATION NUMBER(S):

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 3rd day of April, 2020, between Anthony S. Truntz, whose post office address is 900 Atlantic Shores Blvd., #110, Hallandale Beach, FL 33009 and Schella Truntz, whose post office address is 206 SE 10th Street, #401, Dania Beach, FL 33004, Husband and Wife, **GRANTORS***, and Anthony S. Truntz, a married man, whose post office address is 900 Atlantic Shores Blvd., #110, Hallandale Beach, FL 33009, **GRANTEE***.

WITNESSETH, that said GRANTOR for and in consideration of the sum of Ten and 00/100 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 quit-claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described land, to wit:

See attached exhibit "A" for legal description.

Parcel Identification Number: 03816-412

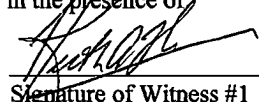
Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of records, if any, without intent of reimposing same.

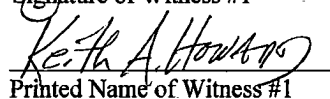
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

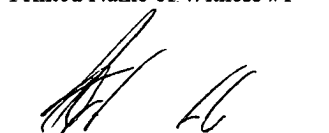
*"GRANTOR" AND "GRANTEE" are used for singular or plural, as context requires.

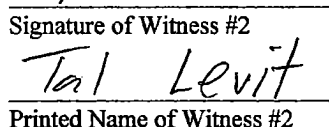
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

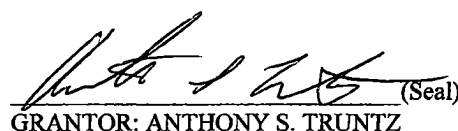

Signature of Witness #1

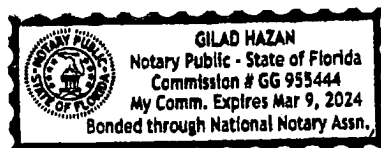

Printed Name of Witness #1

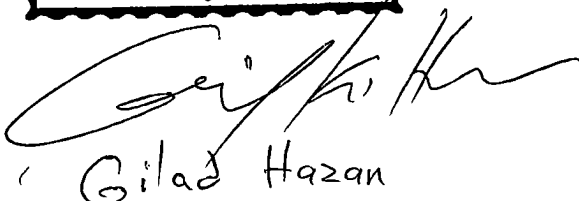

Signature of Witness #2


Printed Name of Witness #2

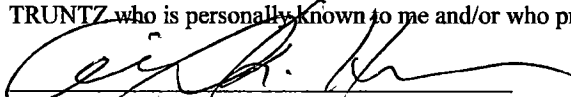
STATE OF FLORIDA)
:SS)
COUNTY OF BROWARD)

 (Seal)
GRANTOR: ANTHONY S. TRUNTZ

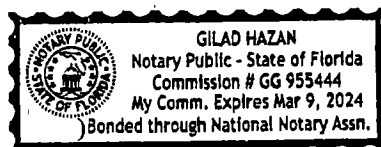



Gilad Hazan

The foregoing instrument was acknowledged before me this 3rd day of April, 2020 by ANTHONY S. TRUNTZ who is personally known to me and/or who produced his/her known to me as identification.


Notary Public, State of Florida (Seal)

Gilad Hazan
Printed Name of Notary Public



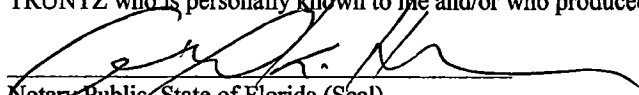
STATE OF FLORIDA

:SS

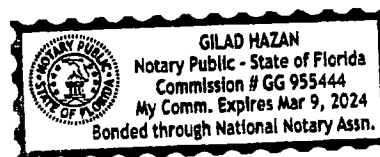
COUNTY OF BROWARD)


(Seal)
GRANTOR: SCHELLA TRUNTZ

The foregoing instrument was acknowledged before me this 3rd day of April, 2020 by SCHELLA TRUNTZ who is personally known to me and/or who produced his/her Florida DL as identification.


Notary Public, State of Florida (Seal)

Gilad Hazan
Printed Name of Notary Public



#T653-784-61-910-0

EXHIBIT "A"

LOT 12

TOWNSHIP 6 SOUTH, RANGE 16 EAST

SECTION 12: Commence at the Southwest corner of the SE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 88°48'28" East along the South line of said Section 12, 1310.23 feet to the Point of Beginning; thence continue North 88°48'28" East, 633.17 feet; thence North 00°20'48" East, 686.77 feet; thence North 89°38'15" West, 632.94 Feet; thence South 00°20'48" West, 703.95 feet to the Point of Beginning. SUBJECT TO an easement for ingress and egress over and across the North 30 feet of said lands. IN COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT any portion of subject lands being outside the bounds of lands described in conveyance recorded in Official Records Book 1039, Page 2159, Public Records of Columbia County, Florida.

TOGETHER WITH: 60 FOOT ROAD EASEMENTS IN TUSTENUGGEE TRACE

A strip of land 60 feet in width, being 30 feet each side of a Centerline described as follows: Commence at the Northwest Corner of the NE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00°03'14" East along the West line of the E 1/2 of said Section 12, 22.91 feet to the South line of Ichetucknee Road (A County Maintained Graded Road); Thence North 89°26'50" East along said South Line of Ichetucknee Road, 561.07 feet; Thence North 89°05'20" East still along said South line of Ichetucknee Road, 785.95 feet to the POINT OF BEGINNING; Thence South 00°20'48" West 2636.12 feet to Reference Point "C"; Thence continue South 00°20'48" West, 1325.34 feet to Reference Point "H"; Thence continue South 00°20'48" West 617.03 feet to Reference Point "J"; Thence South 89°38'15" East, 1300.53 feet to Reference Point "K"; Thence continue South 89°38'15" East, 1300.06 feet to Reference Point "L" and the POINT OF TERMINATION. Also BEGIN at Reference Point "C" and run thence North 89°38'15" West, 664.25 feet to the Centerpoint of A Cul-De-Sac having a radius of 50 feet and the POINT OF TERMINATION. Also BEGIN at Reference point "H" and run thence North 89°38'15" West, 659.62 feet to the Centerpoint of a Cul-De-Sac having a radius of 50 feet and the POINT OF TERMINATION. Also BEGIN at Reference point "J" and run thence South 85°54'49" West 709.68 feet to the Centerpoint of a Cul-De-Sac having a radius of 50 feet and the POINT OF TERMINATION. Also BEGIN at Reference point "K" and run thence North 00°20'48" East 671.46 feet to the Centerpoint of a Cul-De-Sac having a radius of 50 feet and the POINT OF TERMINATION. Also BEGIN at Reference Point "L" and run thence North 00°20'48" East, 671.46 feet to the Centerpoint of a Cul-De-Sac having a radius of 50 feet and the POINT OF TERMINATION. IN COLUMBIA COUNTY, FLORIDA.