

**PREPARED BY:**  
Samantha Harden  
201 SE Brantley Ct  
Lulu, FL 32061

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**  
John Harden Sr  
201 SE Brantley Ct  
Lulu, FL 32061

**MAIL TAX STATEMENTS TO:**  
Samantha Harden  
201 SE Brantley Ct  
Lulu, FL 32061

Inst: 202212008754 Date: 05/04/2022 Time: 9:15AM  
Page 1 of 3 B: 1465 P: 2520, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *VC*  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 30<sup>th</sup> day of April, 2022, between Brenda Strickland, a married person, whose address is 15103 SW 150th Loop, Lake Butler, Florida 32054 ("Grantor"), and John Harden Sr, whose address is 201 SE Brantley Ct, Lulu, Florida 32061, and Samantha Harden, whose address is 201 SE Brantley Ct, Lulu, Florida 32061, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Joint Tenants with Right of Survivorship, the property located in Columbia County, Florida, described as:

#### DESCRIPTION: PARCEL "B"

PART OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.88 DEGREES 12'47"E., ALONG THE MONUMENTED NORTH LINE OF THE NE 1/4 OF THE SE 1/4, A DISTANCE OF 420.93 FEET TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1127, PAGE 1937 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.00 DEGREES 48'42"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN

ORB 1127,PAGE 1937, A DISTANCE OF 629.96 FEET TO THE MONUMENTED NORTH LINE OF LANDS DESCRIBED IN ORB 1214,PAGE 1173,OF SAID OFFICIAL RECORDS;THENCE N.88 DEGREES 12'47"W.,7.73 FEET TO A 5/8" IRON ROD,LS 4708,MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 1214,PAGE 1173;THENCE S.00 DEGREES 48'42"W., 144.16 FEET TO A 5/8" IRON ROD,LS 4708;THENCE N.79 DEGREES 12'44"W., 153.45 FEET TO A 5/8" IRON ROD,LS 4708;THENCE N.00 DEGREES 40'41"E., 13.74 FEET TO A POINT ON THE NORTH LINE OF AN INGRESS AND EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK(ORB) 1186,PAGE 2659 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY,FLORIDA;THENCE N.77 DEGREES 58'16"W.,ALONG THE NORTH LINE OF SAID EASEMENT,265.31 FEET TO A POINT ON THE MONUMENTED WEST LINE OF THE EAST 1/2 OF SAID NE 1/4 OF THE SE 1/4;THENCE N.00 DEGR4EES 40'02"E., 689.23 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.03 ACRES,MORE OR LESS.

SUBJECT TO EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1186, PAGE 2659, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY,FLORIDA;

AND,

SUBJECT TO AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30.00 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19,TOWNSHIP 5 SOUTH,RANGE 18 EAST,COLUMBIA COUNTY,FLORIDA,AND THE WEST 30.00 FEET OF THE NORTH 863.54 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19,TOWNSHIP 5 SOUTH,RANGE 18 EAST,COLUMBIA COUNTY,FLORIDA.

Prior instrument reference: Quitclaim Deed, Volume/Book 1465, Page 136, Document No. \_\_\_\_\_, of the Recorder of Columbia, Florida, recorded Monday, April 25, 2022.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: \_\_\_\_\_

IN WITNESS WHEREOF the Grantor has executed this deed on the 30<sup>th</sup> day of  
April, 2022.

04/30/2022  
Date

Brenda Strickland  
Brenda Strickland, Grantor

Witnessed by:

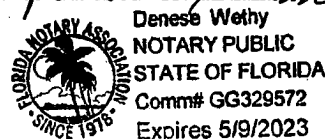
\_\_\_\_\_  
Printed name: Patricia Keene  
Address: 560 NW Ashley St  
Lake City, FL 32055

\_\_\_\_\_  
Printed name: Brittany Harden  
Address: 1181 SE Leslie wood Lane  
Lulu, FL 32061

STATE OF Florida COUNTY OF Union

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical  
presence or [ ☐ ] online notarization, this April 30<sup>th</sup> 2022 (date) by Brenda  
Strickland, who is personally known to me or who has produced personally known  
(type of identification) as identification.

Denese Wethy  
Signature of Notary/Deputy Clerk



Denese Wethy Printed Name of Notary/Deputy Clerk

My Commission expires: 5/9/2023