

Prepared by and return to:
Timothy Alan Flanders
473 SW Richmond Way
Fort White, FL 32038

Doc: 202312000077 Date: 03/27/2023 Time: 3:14 PM
Page 1 of 2 B: 5-00 P: 201, James M. Swisher Jr., Clerk of Court
Columbia County, Or: AM
Deputy Charlotte Hines-Deak: 6/6

Parcel Identification No. 25-65-15-00519-116

[Sign Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 27 day of February, 2023 between Timothy A. Flanders and Maria I. Flanders, Husband and Wife, and Maritza Clemons, a married woman, grantor, and Timothy A. Flanders and Maria I. Flanders, Husband and Wife, and Maritza Clemons, a married woman, as joint tenants with right of survivorship, whose post office address is 473 SW Richmond Way, Fort White, FL 32038, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and estates)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantee in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 14:

Commence at the NE corner of Section 25, Township 6 South, Range 15 East, and run thence S.81°25'30"W., along the North line of said Section 25, a distance of 1662.89 feet to the Point of Beginning; thence continue S.81°25'30"W., a distance of 332.58 feet; thence S.81°25'35"E., a distance of 664.76 feet; thence S.81°25'25"E., a distance of 664.76 feet; thence N.81°25'30"E., a distance of 332.34 feet; thence N. 01°27'42"W., a distance of 1329.31 feet to the Point of Beginning.

Parcel 15:

Commence at the NE corner of Section 25, Township 6 South, Range 15 East, and run thence S.81°25'30"W., along the North line of the NE 1/4 of said Section 25, a distance of 1995.47 feet to the Point of Beginning; thence continue S.81°25'30"W., a distance of 174.79 feet to a concrete monument on the East right of way of the Florida Power Corporation power line; thence S.81°25'30"W., a distance of 415.12 feet to a concrete monument on the West right of way of said power line; thence S.81°25'30"W., a distance of 43.25 feet to the NW corner of the NE 1/4 of said Section 25; thence S.81°25'21"E., along the West line of said NE 1/4 a distance of 664.97 feet; thence N.81°25'25"E., a distance of 664.82 feet; thence N.81°25'35"W., 664.76 feet to the Point of Beginning.

Parcel 16:

Commence at the NE corner of Section 25, Township 6 South, Range 15 East, and run thence S.81°25'30"W., along the North line of said Section 25, a distance of 1995.47 feet; thence S.81°25'35"E., a distance of 664.76 feet to the Point of Beginning; thence continue S.81°25'35"E., a distance of 664.76 feet; thence S.81°25'30"W., a distance of 664.88 feet to the West line of the NE 1/4; thence N.81°25'21"W., along said West line a distance of 664.97 feet; thence S.81°25'36"E., a distance of 664.82 feet to the Point of Beginning.

All together with a 2004 Circle J Mobile Home VINCH040GAJF880142 listed as and permanently affixed thereto as real property (029 1228960).

Grantor, Maritza Contreras Clemons, warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maricela Brown
Witness
Printed Name: Maricela Brown

Timothy A. Flanders
Timothy A. Flanders

Maria E Cuevas
Witness
Printed Name: Maria E Cuevas

Maricela Brown
Witness
Printed Name: Maricela Brown

Maria L. Flanders
Maria L. Flanders

Maria E Cuevas
Witness
Printed Name: Maria E Cuevas

Maricela Brown
Witness
Printed Name: Maricela Brown

Maritza Clemons
Maritza Clemons

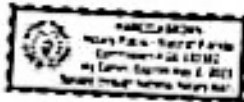
Maria E Cuevas
Witness
Printed Name: Maria E Cuevas

State of Florida

County of polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2023 by Timothy A. Flanders, Maria L. Flanders and Maritza Clemons who ☐ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Maricela Brown
Notary Public
Print Name: Maricela Brown

My Commission Expires: May 2, 2023

