

PREPARED BY & RETURN TO:

Name: CLAYTON & COURTNEY WALKER

Address: 1148 SE COUNTRY ROAD 252
LAKE CITY, FL 32025

Parcel No.: 16-4S-17-08389-006

Inst: 202412020482 Date: 09/23/2024 Time: 11:34AM
Page 1 of 2 B: 1524 P: 135, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 10th day of September, 2024, by **CLAYTON WALKER** and **COUTNEY WALKER, HUSBAND AND WIFE** hereinafter called the Grantors, to **CLAYTON WALKER and COURTNEY WALKER, HUSBAND AND WIFE** whose post office address is **1148 SE COUNTY ROAD 252 LAKE CITY, FL 32025**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantees all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature

Printed Name: PATRICIA LANG

*257 W Duval St
Lake City, FL 32055*

Witness Signature

Printed Name: Morgan Williams

*757 W Duval St Lake
City, FL 32055*

Clayton Walker
Name: CLAYTON WALKER

Address: 1148 SE COUNTY ROAD 252, LAKE CITY, FL 32025

Courtney Walker
Name: COURTNEY WALKER

Address: 1148 SE COUNTY ROAD 252, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2024, by CLAYTON WALKER and COUTNEY WALKER, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

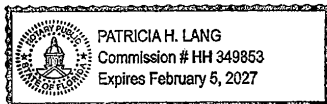


EXHIBIT "A"

A PARCEL OF LAND CONTAINING A TOTAL AREA OF 101 ACRES, LYING, BEING AND SITUATE IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE EAST ½ OF THE SW ¼ OF SECTION 16, AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 252, SAID POINT ALSO BEING THE NW CORNER OF LAND DESCRIBED IN OFFICAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE RUN SOUTH 02°13'12" EAST, ALONG THE WEST LINE OF SAID EAST ½ OF SW ¼ OF SECTION 16, AND ALONG THE WEST LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 1033.84 FEET TO THE SW CORNER OF SAID LANDS; THENCE RUN NORTH 87°32'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 158.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN AFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 87°32'05" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN OFFICAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 130.00 FEET TO THE SE CORNER OF SAID LANDS; THENCE RUN NORTH 04°22'21" WEST, ALONG THE EAST LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 366.45 FEET; THENCE RUN SOUTH 88°07'40" WEST, A LONG THE NORTH LINE OF SAID OFFICAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND ALONG THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 130.05 FEET; THENCE RUN SOUTH 04°22'21" EAST, A DISTANCE OF 367.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30.00 FEETT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, ACROSS, AND ALONG THE WESTERLY 30.00 FEET AND THE MOST SOUTHERLY 30.00 FEET OF THE FOLLOWING DESCRIBED LANDS:

(FROM OFFICIAL RECORDS BOOK 1352, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA)
BLOCKS 1,2 AND WEST ½ OF 3. 29, 30, AND 31, CONCORD VILLA A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE INTERSECTION OF THE WEST LINE AT THE EAST ½ OF THE SW ¼ OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 252 (AS 80 FEET PUBLIC RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 01°52'27" EAST, ALONG SAID WEST LINE 1033.84 FEET TO THE SW CORNER OF SAID "CONCORD VILLA"; THENCE NORTH 87°54'45" EAST, ALONG THE SOUTH LINE OF SAID "CONCORD VILLIA", 289.00 TO THE SE CORNER OF THE WEST ½ OF SAID BLOCK 3 AS MONUMENTED; THENCE NORTH 04°00'57" WEST, 366.40 FEET TO A 4" CONCRETE MONUMENT; THENCE SOUTH 88°39'25" WEST, 98.95 FEET TO A 4" CONCRETE MONUMENT; THENCE NORTH 04°00'57" WEST, 600.91 FEET TO A 4" CONCRETE MONUMENT, LS 4708, SET ON THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 252; THENCE NORTH 88°44'39" WEST, ALONG THE SAID SOUTH LINE, 158.25 TO THE POINT OF BEGINNING, LYING WEST OF THE 1.1 ACRE PARCEL DESCRIBED ABOVE.