

**THIS INSTRUMENT PREPARED BY
& RETURN TO:
GREGORY S. FLANAGAN, ATTORNEY AT LAW**
2701 Southeast Maricamp Road, Suite 104
Ocala, Florida 34471
(352) 732-2773
Florida Bar #371599
Recording: \$18.50
Doc. Stamps: \$.70

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED is made this 25th day of July, 2023, by **WILLIAM H. MAIN a/k/a WILLIAM MAIN** and **JANE P. GRAY a/k/a JANE GRAY**, husband and wife, collectively as Grantors, to the same **WILLIAM H. MAIN a/k/a WILLIAM MAIN** and **JANE P. GRAY a/k/a JANE GRAY**, as husband and wife, as tenants by the entireties, whose address is 764 SW Thorne Lane, Fort White, FL 32038, collectively as Grantees:

WITNESSETH, that the said Grantors, for good and valuable consideration, do hereby remise, release and quit-claim unto the said Grantees under the terms herein provided all the right, title, interest, claim and demand which the said Grantors have in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of **Columbia**, State of Florida, to wit:

Lot Fifty-Five (55), of a re-plat of Lots 38, 45, and 46, of SANTA FE RIVER PLANTATIONS, a Subdivision, according to the Plat thereof recorded in Plat Book 5, Pages 13 through 13D, of the Public Records of Columbia County, Florida.

PARCEL ID # 30-7S-17-10058-645 (house)

Lot Fifty-Six (56), of a re-plat of Lots 38, 45, and 46, of SANTA FE RIVER PLANTATIONS, a Subdivision, according to the Plat thereof recorded in Plat Book 5, Pages 13 through 13D, of the Public Records of Columbia County, Florida.

PARCEL ID # 30-7S-17-10058-646 (lot)

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, whether in law or equity, to the proper use, benefit and behoof of the said Grantees under the terms and conditions herein.

This Deed is being prepared and recorded solely to create tenancy by the entireties, between the Grantees as husband and wife.

THIS INSTRUMENT WAS PREPARED BY GREGORY S. FLANAGAN, USING A LEGAL DESCRIPTION SUPPLIED BY THE GRANTORS. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO WARRANTY OR OTHER

REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESSED OR IMPLIED) IS GIVEN BY GREGORY S. FLANAGAN, AS TO THE ACCURACY OF THE DESCRIPTION, THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES. GRANTEE(S), BY THE ACCEPTANCE AND RECORDATION OF THIS DOCUMENT RELEASE GREGORY S. FLANAGAN, P. A. AND GREGORY S. FLANAGAN OF ANY LIABILITY REGARDING THE ABOVE STATED MATTERS.

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

Signed and Sealed in the presence of:

Matthew Flanagan
Witness #1/Signature

Matthew Flanagan
Witness #1/Printed Name

S. Michelle Foley
Witness #2/Signature

S. Michelle Foley
Witness #2/Printed Name

William H. Main
WILLIAM H. MAIN
a/k/a **WILLIAM MAIN**

Jane P. Gray
JANE P. GRAY a/k/a JANE GRAY

Address: 764 SW Thorne Lane
Fort White, FL 32038

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me by means of X physical presence or ☐ online notarization, this 25 day of July, 2023, by **WILLIAM H. MAIN a/k/a WILLIAM MAIN**, and **JANE P. GRAY a/k/a JANE GRAY**, husband and wife, who are personally known to me or who have provided _____ as identification.

NOTARY PUBLIC

Sign Name: *Juanita F. Cunningham*
Print Name: JUANITA F. CUNNINGHAM
My commission expires:

