

BSG:ls  
Misc.  
8/24/2020

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

This document was prepared without the benefit of a title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

Inst: 202012013909 Date: 08/25/2020 Time: 2:56PM  
Page 1 of 2 B: 1417 P: 2618, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 0.70

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 25 day of August, 2020, by LORI TANNER ROWLAND, a single person not residing on the property, whose mailing address is 197 SW Wheat Place, Lake City, Florida 32024, (hereinafter Grantor), to MARIA LaSHEA BROWN and JONATHAN RUSSELL BROWN, wife and husband, whose mailing address is 263 NW Sean Court, Lake City, Florida 32055, (hereinafter Grantee):

### WITNESSETH:

That the said Grantor, for love and affection, 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 lot, piece or parcel of land, situate, lying and being in the county of Columbia, State of Florida, to wit:

The North 192.00 feet of Lot 1, HIGHLAND FARMS, a subdivision according to the plat thereof as recorded in Plat Book 5, Page 87 of the public records of Columbia County, Florida.

Tax Parcel Number: 06-6S-17-09615-110

Grantor is the mother of Grantee, Maria LaShea Brown.

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.

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

Signed, sealed and delivered  
in the presence of:

Ashley Lucas  
Witness  
Ashley Lucas  
(Print/type name)

Jessica Endsley  
Witness  
Jessica Endsley  
(Print/type name)

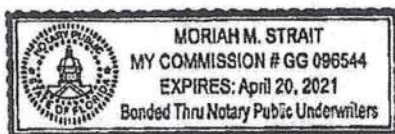
Lori Tanner Rowland (SEAL)  
LORI TANNER ROWLAND

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical  
presence or ☐ online notarization this 25th day of August, 2020, by LORI  
TANNER ROWLAND, who is personally known to me or produced  
\_\_\_\_\_ as identification.

(NOTARIAL  
SEAL)

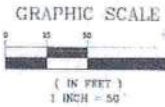
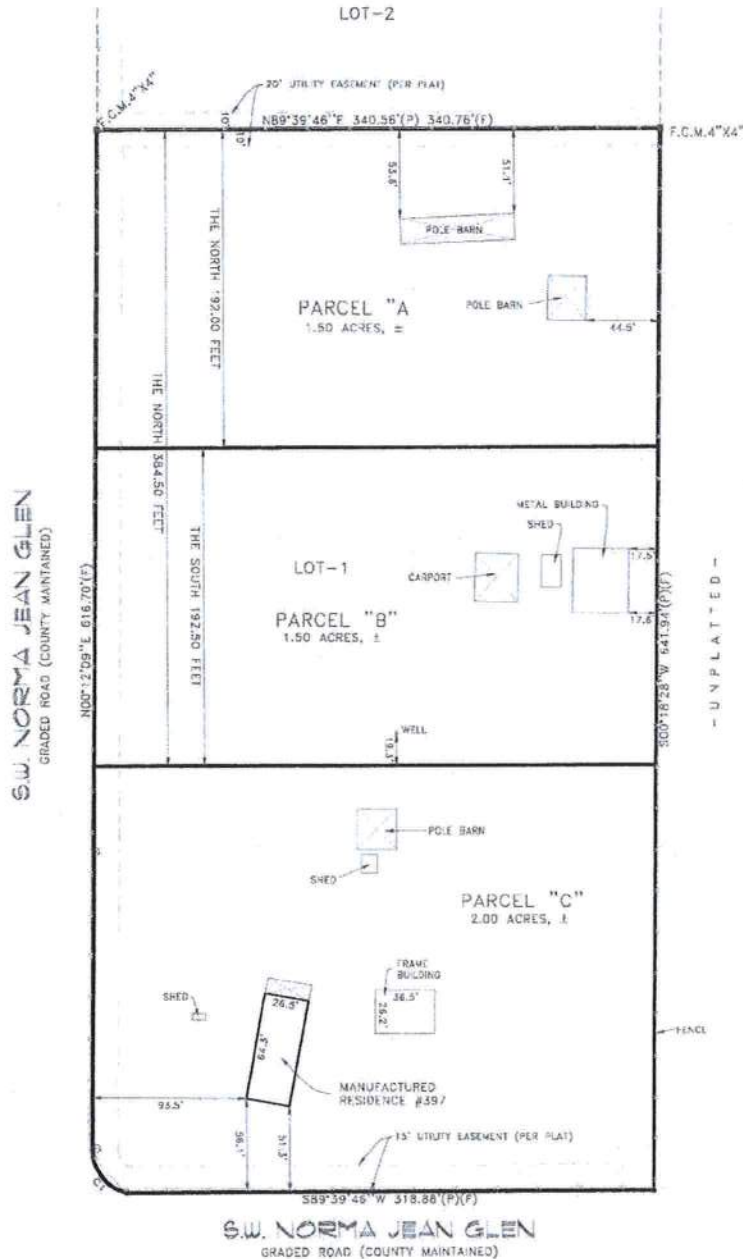


Mariah Strait  
Notary Public, State of Florida  
April 20, 2021

My Commission Expires:

# COLUMBIA COUNTY, FLORIDA

## MAP OF SURVEY



LEGEND	
W/C	Witness Corner
T	Found
S	Sail
I.P.	Iron Pipe
I.R.	Iron Rod
C.M.	Concrete Monument
C	Copper
N.A.D.	Nail & Disk
P.A.N.	P.N. Nail
R.R.S.	Railroad Spike
(P)	Pier
(F)	Field
(D)	Dead
(C)	Calculated
(A)	Power Pole
CLF	Chain Line Fence
WF	Wood Fence
OW	Overhead Wires

DESCRIPTION: PARENT PARCEL AS FURNISHED  
LOT 1, HIGHLAND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL "A"  
THE NORTH 192.00 FEET OF LOT 1, HIGHLAND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL "B"  
THE SOUTH 192.50 FEET OF THE NORTH 384.50 FEET OF LOT 1, HIGHLAND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL "C"  
LOT 1, HIGHLAND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 384.50 FEET THEREOF.

### NOTES:

- Underground utilities and/or underground encroachments if any not located.
- This survey was performed without the benefit of a "Title Search".
- Meridian per record plat.
- There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
- This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.
- This survey is intended for sale, mortgage or refinancing purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12022C  
PANEL NO. 0777 II, DATED 8-28-08, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE X WITH A BASE ELEVATION OF N/A MFAN  
SEA LEVEL N.A.V.D. 1988.

### BOUNDARY & LOCATION SURVEY 7-20-20

I hereby certify that this plot accurately represents a survey of the lands shown and described herein, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

*Darrell Copeland*  
Date 8-11-20  
Darrell Copeland  
Professional Land Surveyor  
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:		JOB NO.	
Lori Tanner Rowland		20-159	
<p><b>DARRELL COPELAND SURVEYING, INC.</b>          7910 180TH STREET          MCALPIN, FLORIDA 32062          (386) 209-4343 <a href="mailto:desurvey@aol.com">desurvey@aol.com</a></p>			
DRAWN	DWG	DATE	DATE
		8-11-20	8-11-20
PARTY CHECK	DC	FIELD BOOK	PAGE
		204	5
		FILE NO.	