

This Instrument Prepared By:
Victoria Robbins

PARCEL NO: 03076-007(parent parcel)

Inst: 202512007380 Date: 04/04/2025 Time: 4:08PM
Page 1 of 2 B: 1537 P: 557, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

Quit Claim DEED

This Quit Deed, dated April 3, 2025 made by Vernon R Masters and Cynthia L Masters, husband and wife, herein after called the Grantor, to **Victoria M. Robbins and Jeremy D. Robbins, wife and husband, as grantees**. Whose post office address is: 4295 SW Birley Ave, Lake City, FL 32025.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated, lying and being in COLUMBIA County, State of Florida, viz:

See Exhibit "A" attached for legal description

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.
And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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:

Melissa Stroud
Witness Signature

Cynthia L. Masters
Grantor

Melissa Stroud 160 NW Main Blvd
Printed Name Lake city, FL 32055

[Signature]
Witness Signature

Vernon R Masters
Grantor

Jocelyn Lopez 160 NW Main Blvd
Printed Name Lake city, FL 32055

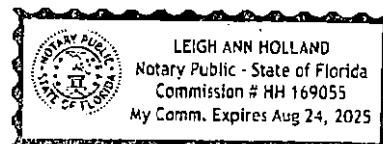
STATE OF FLORIDA COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Cynthia Masters known to me to be the persons x described in and who executed the foregoing instrument, who acknowledged before me that Vernon Masters the same, and an oath was not taken. (Check one:) Said person(s) is personally known to me. x
Said person(s) provided the following type of identification: Florida Driver License

Witness my hand and official seal in the County and State last aforesaid

This 4th day of April 2025,
Leigh Ann Holland
Notary Signature

Leigh Ann Holland
Printed Name



DESCRIPTION:

PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1326, PAGE 119 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.02 DEGREES 03'35"E., ALONG THE WEST LINE OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ A DISTANCE OF 210.00 FEET TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1326, PAGE 119, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87 DEGREES 35'35"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1326, PAGE 119, A DISTANCE OF 394.08 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.87 DEGREES 35'35"E., 273.32 FEET TO A CONCRETE MONUMENT, LS 1519, MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1326, PAGE 119; THENCE S.02 DEGREES 07'14"E., 440.91 FEET TO A CONCRETE MONUMENT, LS 1519, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1326, PAGE 119; THENCE S.87 DEGREES 34'24"W., ALONG THE MONUMENTED SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1326, PAGE 119, A DISTANCE OF 273.75 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.02 DEGREES 03'56"W., 441.01 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 2.77 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING SOUTH OF AND CONTIGUOUS WITH THE FOLLOWING DESCRIBED BASELINE, BEING ALSO THE NORTH LINE OF SAID EASEMENT:

COMMENCE AT THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.02 DEGREES 03'35"E., ALONG THE WEST LINE OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ A DISTANCE OF 210.00 FEET TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1326, PAGE 119, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED BASELINE; THENCE N.87 DEGREES 35'35"E., ALONG THE MONUMENTED NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1326, PAGE 119, A DISTANCE OF 394.08 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED BASELINE. EASEMENT IS SUBJECT TO THE EXISTING RIGHT-OF-WAY OF SW BIRLEY AVENUE OVER THE WESTERLY END.