

Prepared By and Return To:
Christopher D. Breton, Esq.
The Breton Law Firm
425 Lithia Pinecrest Road
Brandon, Florida 33511
(813) 381-4052

Inst: 202312000744 Date: 01/17/2023 Time: 12:39PM
Page 1 of 2 B: 1482 P: 2500, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

QUIT CLAIM DEED

THIS INDENTURE, is made as of November 18th, 2022, by Stephen O. Proveaux, a single man ("Grantor"), whose post office address is 3718 Sand Pebble Drive, Valrico, FL 33596, to Stephen O. Proveaux, as Trustee of the Revocable Trust Agreement of Stephen Proveaux executed November 12, 2022 ("Grantee"), whose post office address is 3718 Sand Pebble Drive, Valrico, FL 33596. Grantor currently owns that certain real property described below and desires to transfer said real property to Grantee.

Grantor, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, confirm and forever QUITCLAIMS unto Grantee, his or her successors, assigns and personal representatives, all of Grantor's right, title and interest in that certain real property situate in Columbia County, Florida, as more particularly described as follows:

SEE EXHIBIT A

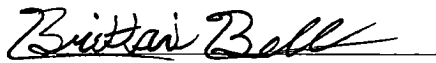
Parcel ID No: 02-4S-15-00327-000 & 02-4S-15-00330-000

Subject to covenants, restrictions, easements and reservations of record, if any, and real property taxes accruing subsequent to 2022.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind her as of the day and year first written above.

Signed, sealed and delivered in the
presence of:



Print Name: Brittani Bell



STEPHEN O. PROVEAUX (Grantor)



Print Name: JENNIFER Y. Pinc

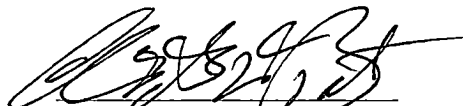
STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me ☒ by means of physical presence or ☐ online notarization this 18th day of November, 2022, by Stephen O. Proveaux, who ☐ is personally known to me or ☒ produced a Florida driver's license as identification.

(SEAL)



Christopher D. Breton
Comm. #GG336018
Expires: May 19, 2023
Bonded Thru Aaron Notary



Notary Public, State of Florida

Christopher D. Breton

Notary's Printed Name

My Commission Expires: May 19, 2023

EXHIBIT A

Parcel 1:

Commence at the NW corner of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and run N 87°16'07" E along the North line of Section 2, a distance of 1360 feet to the East right-of-way line of State Road No. 252-A, said point being on the arc of a curve concave to the East and having a total central angle of 6°38'02" and a radius of 2824.79 feet; thence Southeasterly along the arc of said curve and along the East right-of-way line, said State Road No. 252-A, a distance of 162.35 feet to the point of tangency, said curve; thence S 8°18'28" E, still along said East right-of-way line 47.65 feet to the Point of Beginning; thence N 87°16'07" E and parallel to the North line of said Section 2, a distance of 420.00 feet; thence S 4°12'12" E, 695.68 feet; thence N 88°10'54" W, 420.00 feet to a point on said East right-of-way line, said point being the point of curve of a curve concave to the West and having a total of central angle of 10°07'34" and a radius of 2904.79 feet; thence Northwesterly along the arc of said curve and along said East right-of-way line 513.38 feet to the point of tangency, said curve; thence N 8°18'28" W, still along said East right-of-way line 150.17 feet to the Point of Beginning.

Parcel 2:

The NE 1/4 of the NW 1/4 except 2 acres in the NW corner, and the NW 1/4 of the NE 1/4 and 9 acres off the North side of the SE 1/4 of the NW 1/4, and 9 acres off the North side of the SW 1/4 of the NE 1/4, all in Section 2, Township 4 South, Range 15 East, Columbia County, Florida. LESS AND EXCEPT the 80 foot right-of-way for State Road #252-A, near the West line thereof. LESS the following described 6 acres more or less: Commence at the NW corner of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and run N 87°16'07" E along the North line of Section 2, a distance of 1360 feet to the East right-of-way line of State Road No. 252-A, said point being on the arc of a curve concave to the East and having a total central angle of 6°38'02" and a radius of 2824.79 feet; thence Southeasterly along the arc of said curve and along the East right-of-way line, said State Road No. 252-A, a distance of 162.35 feet to the point of tangency, said curve; thence S 8°18'28" E, still along said East right-of-way line 47.65 feet to the Point of Beginning; thence N 87°16'07" E and parallel to the North line of said Section 2, a distance of 420.00 feet; thence S 4°12'12" E, 695.68 feet; thence N 88°10'54" W, 420.00 feet to a point on said East right-of-way line, said point being the point of curve of a curve concave to the West and having a total of central angle of 10°07'34" and a radius of 2904.79 feet; thence Northwesterly along the arc of said curve and along said East right-of-way line 513.38 feet to the point of tangency, said curve; thence N 8°18'28" W, still along said East right-of-way line 150.17 feet to the Point of Beginning.

** Under the laws and Constitution of the State of Florida, this Property is not the homestead of the Grantors, nor is it the homestead of any person to whom the Grantors owe a legal duty of support, nor is the property contiguous to the homestead of the Grantors.