

AFTER RECORDING RETURN TO:

Ideal Title
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. IT2403106128

This document prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 21-5S-17-09314-000

QUITCLAIM DEED

This deed is exempt from documentary stamps pursuant to Florida Statute § 201.02(7)(b) as this is a deed, transfer, or conveyance between spouses.

THIS DEED made and entered into on this 4 day of April, 2024, by and between **Tracey K. Clarke, a married woman who acquired title as a single woman, joined in execution by her spouse, Philip Tumlinson**, residing at 1277 SouthWest Paul Pearce Lane, Lake City, FL 32024, hereinafter referred to as "Grantor" and **Tracey K. Clarke and Philip Tumlinson, wife and husband, as joint tenants with right of survivorship**, residing at 1277 SouthWest Paul Pearce Lane, Lake City, FL 32024, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situated in the County of Columbia, State of Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1277 SouthWest Paul Pearce Lane, Lake City, FL 32024

Prior instrument reference: Book 1233 Page 15, Recorded: 04/12/2012

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Tracey K. Clarke
Tracey K. Clarke

Philip Tumlinson
Philip Tumlinson

Signed, sealed and delivered in the presence of:
Witnesses:

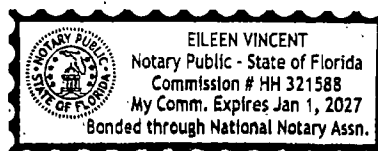
Eileen Vincent
Signature
Print Name: Eileen Vincent
Address: 740 S Epperson St, Starke FL 32091

Deborah Ryan
Signature
Print Name: Deborah Ryan
Address: 725 S Epperson St, Starke FL 32091

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 4 day of April, 2024, by Tracey K. Clarke and Philip Tumlinson.

Eileen Vincent
Signature of Notary Public
Eileen Vincent



Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification ☒ _____
Type of Identification Produced driver license

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA,
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF NE 1/4 OF THE NW 1/4 OF SAID SECTION 21, AND RUN
THENCE N.01°14'41"E., ALONG THE WEST LINE OF SAID NE 1/4 OF NW 1/4, A DISTANCE OF
473.65 FEET; THENCE RUN S. 78°31'57"E., 438.15 FEET; THENCE RUN S. 01°15.14"W., 386.71
FEET TO THE SOUTH LINE OF SAID NE 1/4 OF NW 1/4; THENCE RUN N.89°58'27"W., ALONG
SAID SOUTH LINE, 431.23 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 21-5S-17-09314-000

Property commonly known as: 1277 SouthWest Paul Pearce Lane, Lake City, FL 32024