

Quit Claim Deed

Prepared by:

Stephen M. Witt

P.O. Box 2064

Lake City, FL 32056-2064

Inst: 202312001024 Date: 01/20/2023 Time: 1:30PM

Page 1 of 3 B: 1483 P: 376, James M Swisher Jr, Clerk of Court

Columbia, County, By: AM

Deputy Clerk

When recorded return to:

Stephen M. Witt

P.O. Box 2064

Lake City, FL 32056-2064

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Anita Triplett n/k/a Anita Freeman
7051 Rocky Fork Rd
Wise, VA 24293

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEEES

Grantees' name and address is: Virginia A. Rose
7518 Merrimac Rd
Wise, VA 24293

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I", "me", "you", "grantor", and "grantee", shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

COMMENCE AT THE NE CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 EAST; THEN RUN IN A WESTERLY DIRECTION 86' ALONG THE NORTH LINE OF SAID ¼ SECTION, THEN RUN IN A SOUTHERLY DIRECTION 128' PARALLEL TO THE WEST LINE OF SAID ¼ SECTION TO THE POINT OF BEGINNING; THEN CONTINUE ALONG THE SAME LINE 106', THEN RUN A WESTERLY DIRECTION 410.94', PARALLEL TO THE NORTH LINE OF SAID ¼ SECTION, THEN RUN ALONG IN A NORTHERLY DIRECTION 106' PARALLEL TO THE WEST LINE OF SAID ¼

SECTION, THEN RUN IN AN EASTERLY DIRECTION 410.94' PARALLEL TO THE NORTH LINE OF THE SAID ¼ SECTION TO THE POINT OF BEGINNING. THE GRANTOR RETAINS THE RIGHT TO A WELL LOCATED 54' FROM THE SOUTH LINE AND 120' FROM THE WEST LINE OF THE DESCRIBED PROPERTY.

Parcel Identification Number is: 13-2S-15-00049-004 (91).

5. **CONSIDERATION**

Good and valuable consideration plus the sum of \$10.00 received by me from you.

6. **CONVEYANCE OF REAL PROPERTY**

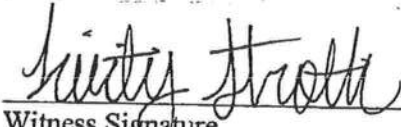
For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

Executed on this 15 day of December, 2022.


Anita Freeman

Signed in the presence of:

Signed in the presence of:


Witness Signature 12-15-22
(Date)


Witness Signature 12/15/22
(Date)

Trinity Strawn 12-15-22
Printed Name

Taylor Trent.
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on Dec. 15, 2022, 2022, by **Anita Freeman** who identified this instrument as a Quit-Claim Deed and signed the instrument willingly. **Anita Freeman** is personally known to me or has produced KADL as identification.

C. Matthews

Notary Public - State of ~~Florida~~ Virginia

C. Matthews

Printed Name



The preparer of this instrument has performed no Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding the title, existence of liens, the quality of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description furnished by parties to this instrument.