

INSTRUMENT PREPARED BY:)
Thomas E Menendez)
22104 NW 225th Pl)
High Springs, Florida 32643)

RETURN INSTRUMENT TO:)
Thomas E Menendez)
22104 NW 225th Pl)
High Springs, Florida 32643)

Inst: 202012017858 Date: 10/23/2020 Time: 10:50AM
Page 1 of 3 B: 1422 P: 1530, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

) Above This Line Reserved for Official Use Only

QUITCLAIM DEED

This Quitclaim Deed is made on October 5, 2020, between Thomas E. Menendez, a married man, with an address of 22104 NW 225th Place, High Springs, Florida 32643 (the "Grantor") and Thomas E. Menendez and Ashley L. Day-Menendez, husband and wife, with an address of 22104 NW 225th Place, High Springs, Florida 32643, as tenants by the entirety (collectively, the "Grantees").

WITNESSETH that said Grantor, for and in consideration of love and affection for the Grantees described herein and no other consideration, hereby remises, releases, and quitclaims unto Grantees, and all of Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim in or to the real property located in Columbia County, Florida, described as follows (the "Property"):

Lot 8A

Part of S.E. 1/4 of the S.W. 1/4 of Section 13, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the SE corner of the SE 1/4 of the SW 1/4 of said Section 13; Thence S. 88°09'53" W. along the South line of said SE 1/4 of the SW 1/4 a distance of 568.99 feet; Thence N. 01°36'19" W., 383.45 feet to the point of beginning; Thence N. 01°36'19" W., 383.11; Thence S. 88°11'59" W., 209.40 feet to a point 540.00 feet W of the West line of said SE 1/4 of the SW 1/4; Thence N. 01°36'19" W., parallel to said West line, 20.00 feet to a point 540.00 feet South of the North line of said SE 1/4 of the SW 1/4; Thence S. 88°11'59" W., parallel to said North line, 540.00 feet to a point on the aforementioned West line, 540.00 South of the NW corner of the aforementioned SE 1/4 of the SW 1/4; Thence S. 01°36'19" E., along said West line, 393.43 feet; Thence N. 88°56'24" E. a distance of 749.43 feet to the point of beginning. Columbia County, Florida.

Subject to an easement for ingress and egress over and across the South 30.00 feet of the above described lands.

Together with the following easement for ingress and egress:

30.00 foot wide ingress and egress easement, said easement lying 15.00 feet North of and 15.00 feet South of the following described center line:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 13, Township 7 South, Range 16 East, Columbia County, Florida, thence N. 1°31'17" W, along the East line of the SE 1/4 of the SW 1/4 of said Section 13, a distance of 383.10 feet to the point of beginning of said centerline; thence S.88°11'59" W., 569.55 feet to the Point of Termination of said centerline. The side lines of the above described easement are to be shortened or extended as necessary to create a continuous corridor from the East line of said SW 1/4 to the East line of the subject property to which the easement is intended to provide access.

Parcel Identification Number: 13-7S-16-04203-005

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

The Property is not the homestead of Grantor.

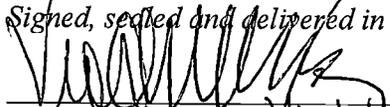
This conveyance is subject to the following:

1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

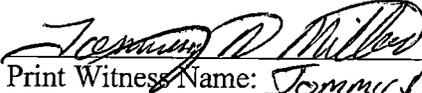
By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantor, Thomas E. Menendez, on October 5, 2020.

Signed, sealed and delivered in our presence:

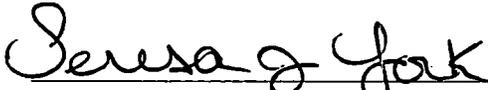

Print Witness Name: Violet Menendez


Thomas E. Menendez


Print Witness Name: Tommy D Miller

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of October, 2020, by Thomas E. Menendez.


Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)

Personally Known OR Produced Identification

Type of Identification Produced: _____

