

PREPARED BY & RETURN TO:

Name: HANNAH PAYNE

Address: 12610 NW 120TH TER
HIGH SPRINGS, FL 32643

Parcel No.: 06-7S-17-09926-001

Inst: 202512021400 Date: 09/18/2025 Time: 3:16PM
Page 1 of 2 B: 1549 P: 1789, James M Swisher Jr. Clerk of Court
Columbia, County. By: VC
Duty Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the **12th** day of **September, 2025**, by **CHARLES WAYNE SNELGROVE**,
A **WIDOWER**, hereinafter called the Grantor, to **HANNAH PAYNE**, whose post office address is 12610 NW 214TH
TER. HIGH SPRINGS, FL 32643, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Columbia, State of Florida, viz:

PART OF THE NE ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT, LS 1519, MARKING THE NW CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA, AND THENCE S 00°02'04" W., ALONG THE MONUMENTED WEST LINE OF SAID SECTION 6, A DISTANCE OF 32.73 FEET TO A 5/8" IRON ROD, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1378, PAGE 2722 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88°47'31" E., 11.94 FEET TO A 5/8" IRON ROD MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 1378, PAGE 2722; THENCE S 62°38'30" E., 85.66 FEET TO A 5/8" IRON ROD MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 1378, PAGE 2722; THENCE S 71°32'50" E., 302.85 FEET TO A 5/8" IRON ROD MARKING THE NE CORNER OF LANDS DESCRIBED IN ORB 1454, PAGE 2722 AND BEING ALSO THE NE CORNER OF LANDS DESCRIBED IN ORB 457, PAGE 1145 OF SAID OFFICIAL RECORDS; THENCE S 68°32'59" E, ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1454, PAGE 1145, A DISTANCE OF 42.67 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N 00°38'22" W., 187.93 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH LINE OF SAID SECTION 6; THENCE S 89°21'38" W., 412.92 FEET TO THE POINT OF BEGINNING.

**DESCRIBED LANDS CONTAIN 1.07 ACRES, MORE OR LESS
SUBJECT TO A PUBLIC RIGHT-OF-WAY OF SW LEGREE TERRACE.
SUBJECT TO AN EASEMENT OF INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 15 FEET OF THE ABOVE DESCRIBED LANDS, SAID EASEMENT RESERVED UNTO THE GRANTOR, THEIR HEIRS AND ASSIGNS.
TOGETHER WITH AND SUBJECT TO THAT CERTAIN INGRESS AND EGRESS AND PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 494 THROUGH 496 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W Duval St.
Lake City, FL 32055

Charles Wayne Snelgrove L.S.
Name: CHARLES WAYNE SNELGROVE
Address: 362 SW SNELGROVE GLN., FORT WHITE, FL 32038

Stephan Fanning
Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of September, 2025, by CHARLES WAYNE SNELGROVE, who is personally known to me or who has produced Driver's License as identification.

Morgan L. Williams

Signature of Notary

Printed Name: Morgan L. Williams

My commission expires: 10-23-28

