

#46

Prepared by and return to:

Brent E. Baris, P.A.
Brent Baris, Esq.
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File Number: 21-260D

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Quit Claim Deed

This Quit Claim Deed made this 31st day of August, 2021 between Under All LLC, a Florida Limited Liability Company whose post office address is 426 SW Commerce Drive, #130, Lake City, FL 32025, grantor, and Alvin Barnett and Patricia Hall Barnett, Husband and Wife whose post office address is 130 SW 62nd Street, Apt 524, Gainesville, FL 32607, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida to-wit:

A portion of Lot 20 COUNTRY LAKE IN WOODBOROUGH, PHASE 1, as recorded in Plat Book 8, Pages 97 through 99 of the Public Records of Columbia County, Florida, also be a portion of those lands as described in O.R. 966, Page 1523 of the Public Records of Columbia County, Florida, explicitly described as follows:

Commence at the NE corner of said Lot 20 for the POINT OF BEGINNING; thence on the east boundary thereof S 24°46'35" W, a distance of 25.81 feet to a point on the west boundary of those lands described in O.R. 966, Page 1523; thence on said west boundary N 13°36'27" E, a distance of 25.33 feet to the NW corner of said lands; thence on the north boundary thereof S 76°22'37" E, a distance of 5.00 feet to the POINT OF BEGINNING.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Under All LLC, a Florida Limited Liability Company

By: Mark Cook
Mark Cook, Manager

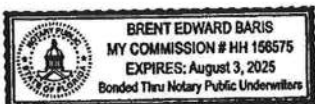
Witness
Printed Name: Brent Baris

Witness
Printed Name: Alvin Barnett

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 31st day of August, 2021 by Mark Cook, Manager of Under All LLC, a Florida Limited Liability Company. Mark Cook ☐ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/25