

Prepared by and return to:
The Law Office of Ralph R. Deas, P.A.
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Inst: 202112019653 Date: 09/28/2021 Time: 11:35AM
Page 1 of 2 B: 1448 P: 1374, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

The Preparer of this Instrument has prepared NO Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding title, existence of liens, quantity of lands included, or the location of boundaries. The names, addresses, tax identification numbers and legal description are furnished by a party to this Instrument.

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Quit Claim Deed

This Quit Claim Deed made this 23rd day of September, 2021 between MAXIMUM REAL ESTATE, LLC, a Florida limited liability company whose address is 426 SW Commerce Drive, #130, Lake City, Florida 32025, grantor, and CORNERSTONE DEVELOPERS, II, LLC, a Florida limited liability company, whose post office address is 180 NW Amenity Court, Lake City, Florida 32055, 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:

Lot 85 of Emerald Cove Subdivision, Phase 2, a subdivision according to the plat thereof as recorded in Plat Book 8, pages 68-69, public records of Columbia County, Florida.

Subject to: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

Parcel Identification Number: Part of 33-3S-16-02438-184

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:

MAXIMUM REAL ESTATE, LLC, a
Florida limited liability company

By: [Signature] (SEAL)
MARK COOK, Managing Member

[Signature]
Witness

Printed Name: Jeanette Kirby

[Signature]
Witness

Printed Name: Sarah M. Deas

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2021 by MARK COOK as Managing Member of MAXIMUM REAL ESTATE, LLC, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby

Notary Public

Print Name: Jeanette Kirby

My Commission Expires: 12/9/24