

PREPARED BY & RETURN TO:

Name: BRUCE BAKER

Address: 267 NE GRANGER MILL AVENUE, LAKE CITY, FL 32055

Parcel No: 11917-000

Inst: 202212033531 Date: 02/22/2022 Time: 4:24 PM  
Page 1 of 1 B: 1460 P: 362, James M Swisher Jr, Clerk of Court  
Columbia County, Fl: 5th  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 8th day of February, 2022, by **BRUCE BAKER**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **FRANKIE GAINES**, whose post office address is 289 SE CHEDDAR COURT, LAKE CITY, FL 32055, 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:

SE ¼ OF SW ¼ AS LIES EAST OF WALDRON STREET & SOUTH OF SAL RE, ALSO DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW ¼ OF SW ¼ AND RUN EAST 245 FEET TO THE EAST LINE OF WALDRON STREET FOR THE POINT OF BEGINNING; CONTINUE EAST 481 FEET, NORTH 77° WEST ALONG SOUTH R/W LINE OF WASHINGTON STREET, 475 FEET, S 88° WEST ALONG EAST R/W LINE OF WALDRON STREET, 110 FEET TO THE POINT OF BEGINNING. SECTION 18, TOWNSHIP 38, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2022 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:

Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Bruce Baker L.S.  
Name: BRUCE BAKER  
Address: 267 NE GRANGER MILL AVENUE, LAKE CITY, FL 32055

Jessica Nettles  
Witness Signature  
Printed Name: Jessica Nettles

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022, by **BRUCE BAKER**, who is personally known to me or who has produced Driver's License as identification.

Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-23

