

Prepared By:

Alexis Elizabeth Deen
PO Box 987
High Springs, Florida
32655

After Recording Return To:

James Luther Swartz Jr.
2876 SW County Rd 778
Fort White, Florida
32038

Inst: 202312015372 Date: 08/15/2023 Time: 8:37AM
Page 1 of 3 B: 1496 P: 2769, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *WD*
Deputy Clerk Doc Stamp-Deed: 0.70

Tax Parcel ID Number: 18-7S-17-10017-006

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QUIT CLAIM DEED

State of Florida

Columbia County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the "Grantor(s)" known as:

James Luther Swartz Jr. , a single individual, residing at 2876 SW County Rd 778, Fort White, Florida, 32038.

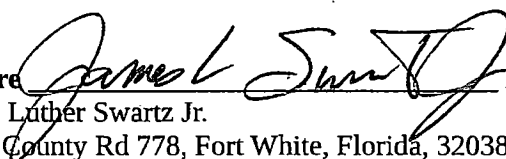
The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby remises, releases and quitclaims unto Alexis Elizabeth Deen and Joseph Turner Deen, a married couple, residing at PO Box 987, High Springs, Florida, 32655, as joint tenants (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Columbia County, Florida, to-wit:


COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S. 87° 57' 21" W., ALONG THE SOUTH LINE OF SAID NE 1/4 OF NW 1/4 OF NW 1/4, 283.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 87° 57' 21" W., ALONG SAID SOUTH LINE 300.69 FEET; THENCE N. 01° 24' 45" W., 551.51 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 778; THENCE N. 75° 26' 15" E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 27.34

FEET TO A POINT OF A CURVE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2824.79 FEET AND AN INTERNAL ANGLE OF 05°39'17"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID SOUTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 278.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.78°15'54"E., 278.68 FEET; THENCE S.01°23'52"W., 604.26 FEET TO THE POINT OF BEGINNING. CONTAINING 4.01 ACRES MORE OR LESS.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.


IN WITNESS WHEREOF, the Grantor(s) has executed this Deed as of August 15 2023.

Grantor's Signature  Date August 15 2023
Print Name: James Luther Swartz Jr.
Address: 2876 SW County Rd 778, Fort White, Florida, 32038

 Date August 15 2023
Witness's Signature

Olga M. Amas
Name of Witness

173 NE Hernando Ave. LC
Street Address

 Date August 15 2023
Witness's Signature

Valerie R Coles
Name of Witness


173 NE Hernando Ave.
Street Address Lake City, FL

NOTARY ACKNOWLEDGMENT

State of Florida

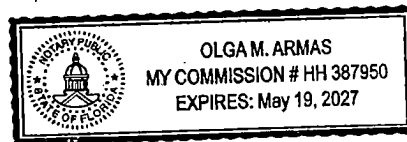
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of August, 2023, by James L. Swisher Jr who is personally known to me or who has produced FL-DL as identification.

 (SEAL)
Notary Signature

Olga M. Armas
Notary Printed Name

Notary Title / Rank: Notary



Notary Serial Number (If Any): _____