

Prepared by and return to:

Caroline R. Nichols

Landmark Title, FL

7220 Financial Way

Jacksonville, FL 32256

Inst: 202212016665 Date: 08/24/2022 Time: 3:27PM
Page 1 of 3 B: 1474 P: 214, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

*Note: This Deed prepared without benefit of a title search, title insurance, or attorney's opinion of title. No warranty or representation, express or implied, is given as to the marketability or condition of the title to the property, the quality of lands included therein, the location of the boundaries, or the existence of liens, encumbrances or unpaid taxes.

Note to Clerk: Pursuant to Rule 12B-4.014(2)(B), F.A.C., this Deed requires only minimum tax.

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED is made this 24 day of August, 2022 between Deborah Graham, whose address is 2996 Percy Road, Jacksonville, FL 32218, Grantor, and Sherilyn Jackson Northway, whose address is 2997 Percy Road, Jacksonville, FL 32218, 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, in consideration of grantor's love and affection, does hereby remise, release, and quitclaim to the said Grantee, Grantee's heirs and assigns forever, 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:

See Exhibit "A"

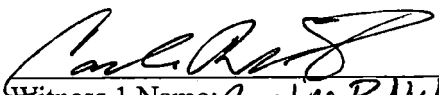
Parcel ID: _____


Subject to taxes for the year 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any. Said property is not the constitutional homestead of the Grantor and no members of the Grantor's household reside thereon.

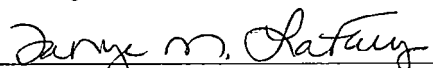
TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREFORE, the said party of the first part have hereunto set their hand and seal the day and year first above written.

Witnessed in the presence of:


Witness 1 Name: Caroline R. Nichols
Date: 8-24-22

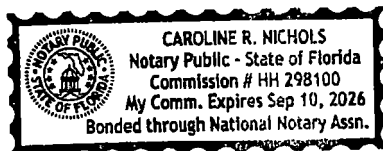

Deborah Graham


Witness 2 Name: Tanya M. LaFary
Date: 8-24-22

**STATE OF FLORIDA
COUNTY OF CLAY**

I HEREBY CERTIFY THAT BEFORE ME personally appeared by means of physical presence Deborah Graham who (*check one*) ☐ is personally known to me or ☒ has produced a valid driver's license as identification, and who did take an oath and who executed the foregoing deed of conveyance, and acknowledged before me that he/she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 24 day of August, 2022.




Notary Public

EXHIBIT "A"

TRACT "A1"

A PART OF LANDS FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGES 2572-2573, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST 1/4 OF SECTION 5, AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 6, AND RUN THENCE S. 00°19'29" E., ALONG THE WEST LINE OF SECTION 5, TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET A DISTANCE OF 587.37 FEET, TO THE POINT OF BEGINNING; THENCE N. 37°07'32" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 282.66 FEET; THENCE N. 47°48'16" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 24.33 FEET; THENCE S. 00°19'29" E., A DISTANCE OF 1431.48, TO THE NORTHERLY MAINTAINED RIGHT OF WAY OF NW COWCATCHER ROAD; THENCE N. 78°05'45" W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 270.95 FEET, TO THE WEST LINE OF SAID SECTION 5; THENCE N. 00°19'29" W., ALONG SAID WEST LINE OF SECTION 5, A DISTANCE OF 413.96 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE S. 88°23'46" W., ALONG SAID SOUTH LINE, A DISTANCE OF 516.39 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF NW CRIPPLE CREEK STREET; THENCE N. 34°21'08" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 352.24 FEET; THENCE N. 32°55'00" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 374.30 FEET; THENCE N. 37°07'32" E., ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 182.22 FEET TO THE POINT OF BEGINNING. CONTAINING 10.06 ACRES MORE OR LESS