

Prepared by and return to:
Mitchell C. Fogel, ESQ.
FOGEL LAW GROUP
2500 North Military Trail Suite 200
Boca Raton, FL 33431
561-393-9111
File Number: 23-1593.22

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Quit Claim Deed

This Quit Claim Deed made this 12 day of MAY, 2023, between **Paula Lynette Miller, a married person,** whose post office address is **664 S.W. Mauldin Avenue, Lake City, FL 32024,** grantor, and **DREAMIN N DRIFTIN RV RESORT LLC, Florida limited liability company,** whose post office address is **8883 W. US Highway 90, Lake City, FL 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:

Exhibit "A" attached hereto and made part hereof

Parcel Identification Number: 25-3S-15-00211-002

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to May 12, 2023.

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:

WITNESSES:

Faith E. Bell
Signature

Faith E. Bell
Name

Judy Kay Chapman
Signature

Judy Kay Chapman
Name

GRANTOR:

Paula Lynette Miller
Paula Lynette Miller

Notary to follow on following page

DoubleTime®

STATE OF FLORIDA

COUNTY OF

Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of MAY, 2023 by Paula Lynette Miller. He/She is personally known to me or has produced FLDC as identification.

My Commission Expires:

01/11/2024

Judy Kay Chapman

(Signature of Notary Public - State of Florida)

Judy Kay Chapman

(Print, Type, or Stamp Commissioned Name of Notary Public)

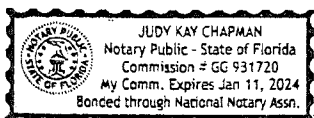


Exhibit "A"

The Land referred to herein below is situated in the County of COLUMBIA, State of Florida, and is described as follows:

A part of the Northwest 1/4 of Section 25, Township 3 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 25 and run thence North 89 degrees 56 minutes 01 seconds East, along the North line of said Section 25, a distance of 687.00 feet; thence South 00 degrees 22 minutes 35 seconds West, 385.42 feet to the point of Beginning; thence North 89 degrees 56 minutes 01 seconds East, 1347.08 feet; thence South 00 degrees 22 minutes 35 seconds East, 1261.80 feet to a point on the Northerly right of way line of U.S. Highway No. 90 (a 100 foot public right of way as presently established); thence North 81 degrees 28 minutes 47 seconds West, along the North right of way line of said U.S. Highway No. 90, a distance of 1373.37 feet; thence North 00 degrees 22 minutes 35 seconds East, 1056.78 feet to the Point of Beginning.

LESS AND EXCEPT those lands as described in Official Records Book 1047, Page 737 and shown as Parcel 4B in said deed.