


Prepared by:  
Joseph A. Baker  
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Maitland, FL 32751

Return to address shown above.

Inst: 202312006581 Date: 04/17/2023 Time: 8:13AM  
Page 1 of 3 B: 1488 P: 1148, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy ClerkDoc Stamp-Deed: 0.70

### **QUITCLAIM DEED**

This Quitclaim Deed made this 1 day of April, 2022, by JAVIER MIER, a single man, as Grantor, to NILDA MIER, of 526 SW Pleasant Hill Glen, Fort White, Florida 32038, as Grantee.

**NOW THEREFORE**, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in Columbia County, Florida, and more particularly described as follows:

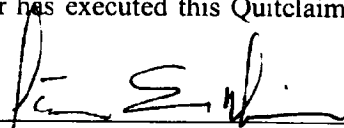
See attached exhibit.

**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 Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

This deed is granted pursuant to the Final Judgment of the parties and dissolution of marriage proceedings. No title search has been conducted.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the day and year first written above.

  
\_\_\_\_\_  
Grantor, JAVIER MIER  
412 SW Pleasant Hill Glenn, Fort White, FL 32038

**WITNESSES:**

  
\_\_\_\_\_  
Witness Signature

Print Name: Rodolfo Morales

Tina Trane

Witness Signature

Print Name: Tina Trane

STATE OF FLORIDA

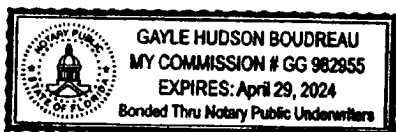
)

COUNTY OF COLUMBIA

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The foregoing instrument was acknowledged before me, this 1 day of April 2022, by JAVIER MIER, who is personally known to me or who has produced a Florida driver's license as identification.



Gayle Boudreau  
NOTARY PUBLIC

Gayle Boudreau  
[Print, type or stamp commissioned name of notary or deputy clerk.]

**EXHIBIT "A"**

**Legal description**

**A tract of land situated in Section 9, Township 7 South, Range 16 East, Columbia County, Florida, said tract of land being more particularly described as follows:**

**Commence at a concrete monument at the NW corner of the S 1/2 of the NE 1/4 of the aforementioned Section 9, Township 7 South, Range 16 East for the point of reference; thence run S 00°48'26"E, along the West line of said S 1/2 of the NE 1/4, a distance of 575.59 feet to a steel rod and cap; thence run N 89°07'05"E, a distance of 2272.43 feet to a steel rod and cap and the true POINT OF BEGINNING; thence run S 00°49'41"E, a distance of 575.21 feet to a steel rod and cap; thence run N 89°07'05"E, a distance of 378.52 feet to a steel rod and cap on the East line of the aforementioned S 1/2 of the NE 1/4 of Section 9; thence run N 00°47'15"W, a distance of 575.21 feet to a steel rod and cap; thence run S 89°07'05"W, a distance of 378.92 feet to the true POINT OF BEGINNING. A/K/A Parcel 5, Pleasant Hill Farms, unrecorded**

**Subject to an ingress, egress and public utilities easement over, under and across a 60 foot wide strip of land, said strip being situated in Section 9, Township 7 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:** Commence at a concrete monument at the NW corner of the S 1/2 of the NE 1/4 of the aforementioned Section 9, for a point of reference, thence run S 00°48'26"E, along the West line of said S 1/2 of the NE 1/4, a distance of 545.59 feet to a steel rod and cap and the true POINT OF BEGINNING; thence continue to S 00°48'26"E, along said West line a distance of 605.21 feet to a steel rod and cap; thence run N 89°07'05"E, a distance of 60.00 feet to a steel rod and cap; thence run N 00°48'26"W, a distance of 545.21 feet to a steel rod and cap; thence run S 89°07'05"E, a distance of 2272.43 feet; thence run N 00°48'26"W, a distance of 60.00 feet to a steel rod and cap; thence run S 89°07'05"W, a distance of 2332.43 feet to the true POINT OF BEGINNING.

**Together with easements described in O.R. Book 920, pages 1612, 1615, 1618 and 1621.**