

State of Florida

Rev. 1343D0B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Inst: 202212012528 Date: 06/28/2022 Time: 9:55AM
Page 1 of 4 B: 1469 P: 2330, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ll*
Deputy Clerk Doc Stamp-Deed: 0.70

This instrument was prepared by:

Audy Wallace
6255 NW 1ST ST
Margate, FL 33063

After recording, mail document
and tax statements to:

Hanson Wallace Jr
6255 NW 1ST ST
Margate, FL 33063
31-4S-17-08915-107

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 29 day of May, 2022 (the "Effective Date") between Audy Wallace (the "Grantor"), an individual whose mailing address is 6255 NW 1ST ST, Margate, FL 33063, and Hanson Wallace Jr (the "Grantee"), an individual whose mailing address is 6255 NW 1ST ST, Margate, FL 33063.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Columbia County County, Florida, and more particularly described as follows:

THAT PORTION OF LOT 7, HAWK'S LANDING SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGES 165 THROUGH 167 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN SECTION 31 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 7; THENCE RUN NORTH 08° 42' 46" WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 509.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 44' 13" WEST ALONG SAID EAST LINE A DISTANCE OF 513.07 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE RUN NORTH 26° 08' 31" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 52.74 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89° 15' 47" WEST ALONG SAID NORTH LINE A DISTANCE OF 124.66 FEET TO THE WEST LINE OF SAID LOT 7; THENCE RUN SOUTH 04° 27' 46" WEST ALONG SAID WEST LINE A DISTANCE OF 576.59 FEET; THENCE RUN NORTH 85° 23' 24" EAST DEPARTING SAID WEST LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.243 ACRES MORE OR LESS TOGETHER WITH A 30 FEET EASEMENT FOR INGRESS AND EGRESS THAT PORTION OF LOT 7, HAWK'S LANDING SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGES 165 THROUGH 167 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN SECTION 31 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN NORTH 08° 42' 46" WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 509.22 FEET; THENCE RUN SOUTH 85° 23' 24" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 30.08 FEET; THENCE RUN SOUTH 08° 42' 46" EAST A DISTANCE OF 507.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BUNN DRIVE; THENCE RUN NORTH 89° 15' 47" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 30.29 FEET TO THE POINT OF BEGINNING.

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

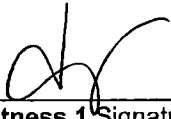
EXECUTED this 19th day of ~~19~~ June, 20 22.


Grantor Signature

Audy Wallace
Grantor Name


Grantee Signature

Hanson Wallace Jr
Grantee Name



Witness 1 Signature

Ivana Sibbie

Witness 1 Name (Print)



Witness 2 Signature

Judit Ngolo

Witness 2 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

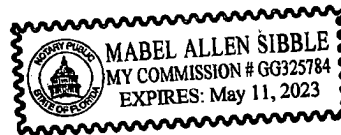
STATE OF FLORIDA.

COUNTY OF BROWARD COUNTY.

Sworn to and subscribed before me this 19th day of June, 2022, by Audy Wallace and Hanson Wallace Jr to me personally known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Mabel Allen Sibble
Signature of Notary

MABEL ALLEN SIBBLE
Name of Notary



MAY 11, 2023 (Date)
My Commission Expires