

PREPARED BY & RETURN TO:

Name: JOSHUA AND NICKI THOMAS

Address: 261 SW GUNTHER CT. LAKE CITY, FL 32024

Parcel No.: R-02414-002

Inst: 202212006541 Date: 04/05/2022 Time: 9:21AM
Page 1 of 2 B: 1463 P: 1391, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 4th day of April, 2022, by JOSHUA L. THOMAS and BRANDON J. THOMAS, EACH CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors to, JOSHUA L. THOMAS and NICKI L. THOMAS, HUSBAND AND WIFE, whose post office address is 261 SW GUNTHER CT. LAKE CITY, FL 32024, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE NE CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 04° 15' 45" W, ALONG THE EAST LINE OF SAID SW ¼ OF NE ¼, 20.69 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD, SW ARBOR LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF SW ¼ OF NE ¼, S 04° 13' 33" W, 1041.80 FEET; THENCE S 89° 43' 38" W, 210.02 FEET; THENCE N 04° 13' 18" E, 1041.80 FEET TO THE AFOREMENTIONED SOUTHERLY MAINTAINED RIGHT-OF-WAY; THENCE N 89° 43' 41" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, 210.02 FEET TO THE POINT OF BEGINNING.

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST THE SAME

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Joshua L. Thomas L.S.
Name: JOSHUA L. THOMAS
Address: 261 SW GUNTHER CT. LAKE CITY, FL 32024

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of February, 2022, by JOSHUA L. THOMAS, who is personally known to me or who has produced Driver's License as identification.

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Signed, sealed and delivered in the presence of:

Keshira Cobb
Witness Signature
Printed Name: Keshira Cobb

Daphni McCord
Witness Signature
Printed Name: Daphni McCord

Brandon J. Thomas L.S.
Name: BRANDON J. THOMAS
Address: 4320 OAK GLEN DR., WINSTON SALEM, NC 27107

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of February, 2022, by BRANDON J. THOMAS, who is personally known to me or who has produced NCDL March as identification.



Morgan T. Farrington
Signature of Notary
Printed Name: Morgan T. Farrington
My commission expires 7/30/25