

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:

_____, Grantee(s)

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 06-38-16-02014-000

PREPARED BY: Maria Campbell certifies herein that he or she has prepared
this Deed.

Maria Campbell
Signature of Preparer

Date of Preparation

Maria Campbell
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 11-6-2023 in the County of
Columbia, State of Florida

by Grantor(s), Maria Campbell

whose post office address is 206 NW Sugar Glen, Lake City, FL 32055

to Grantee(s), Steven Campbell

whose post office address is 206 NW Sugar Glen, Lake City, FL 32055

WITNESSETH, that the said Grantor(s), Maria Campbell

for good consideration and for the sum of 10⁰⁰ Ten dollars

(\$ 10⁰⁰) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Columbia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Marla Campbell
Signature of Grantor

Marla Campbell
Print Name of Grantor

Harold D. Campbell
Signature of First Witness to Grantor(s)

Harold D. Campbell
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

M. Langford
Signature of Second Witness to Grantor(s)

Michelle Langford
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Steven Campbell
Signature of Grantee

Steven Campbell
Print Name of Grantee

Kendall Williams
Signature of First Witness to Grantee(s)

Kendall Williams
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida
County of Columbia
On 11/31/2023, before me, Denise Wynne, a notary
public in and for said state, personally appeared, Maria Campbell and
Saeren Campbell

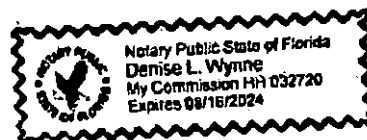
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Denise L Wynne
Signature of Notary

— Affiant Known ☒ Produced ID ☐

Type of ID



(Seal)

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF NW ¼ OF SE ¼, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°57'06"E., ALONG THE WEST LINE OF SAID NW ¼ OF SE ¼ A DISTANCE OF 456.98 FEET; THENCE N.88°06'37"E., 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°06'37"E., 558.20 FEET; THENCE N.01°53'27"W., 87.45 FEET; THENCE S.88°06'08"W., 294.05 FEET; THENCE N.01°57'06"W., 155.00 FEET; THENCE S.88°06'08"W., 179.42 FEET; THENCE S.52°55'24"W., 103.71 FEET; THENCE S.01°57'06"E., 182.63 FEET TO THE POINT OF BEGINNING.

EASEMENT #1:

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT 30.00 FEET IN WIDTH, LYING 30.00 FEET RIGHT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE WEST LINE OF THE NW ¼ OF THE SE ¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID POINT LYING 456.98 FEET SOUTH OF THE NW CORNER OF SAID NW ¼ OF SE ¼; THENCE RUN N.0157'06"W., ALONG SAID WEST LINE OF THE NW ¼ OF SE ¼ A DISTANCE OF 198.17 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF AN AT&T BURIED CABLE EASEMENT; THENCE N.52°55'24"E., ALONG SAID SOUTH LINE 449.23 FEET TO A POINT ON THE SOUTH LINE OF THE SW ¼ OF THE NE ¼ OF SAID SECTION 6; THENCE CONTINUE S.52°55'24"E., STILL ALONG SAID SOUTHERLY LINE OF AN AT&T BURIED CABLE EASEMENT 45.02 FEET TO A POINT ON THE WEST LINE OF A 0.94 ACRES PARCEL OF LAND; THENCE S.01°57'06"E., ALONG SAID WEST LINE 25.94 FEET TO A POINT ON THE NORTH LINE OF SAID NW ¼ OF SE ¼; THENCE CONTINUE S.01°57'06"E., STILL ALONG THE WEST LINE OF SAID 0.94 ACRE PARCEL OF LAND 214.61 FEET TO THE TERMINAL POINT OF THE HEREIN DESCRIBED LINE AND EASEMENT.

EASEMENT #2:

TOGETHER WITH A 30.00 FOOT INGRESS AND EGRESS EASEMENT FOR INGRESS AND EGRESS LYING 30.00 FEET LEFT (EAST) OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NW CORNER OF NW ¼ OF SE ¼, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°57'06"E., ALONG THE WEST LINE OF SAID NW ¼ OF SE ¼ A DISTANCE OF 456.98 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LINE AND EASEMENT; THENCE CONTINUE S.01°57'06"E., STILL ALONG SAID WEST LINE OF NW ¼ OF SE ¼ A DISTANCE OF 273.53 FEET TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN O.R. BOOK 332, PAGE 375 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.01°57'06"E., ALONG THE WEST LINE OF SAID PARCEL OF LAND, BEING ALSO THE WEST LINE OF SAID NW ¼ OF SE ¼ A DISTANCE OF 210.00 FEET TO THE SW CORNER OF SAID PARCEL OF LAND, SAID POINT LYING WITHIN THE MAINTAINED RIGHT-OF-WAY OF OGDEN CIRCLE (A COUNTY MAINTAINED ROAD) AND BEING THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.