

After Recording Return to:
Accurate Group, LLC
9013 Perimeter Wood Dr, Ste H
Charlotte, NC 28216

Mail Tax Statements To:
Michael J. Cousins
Dawn Cousins
18015 South U.S. Highway 441
Lake City, FL 32024

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

[this space for recording information]

Documentary Stamps are based on
the consideration of \$0.00

Property Tax ID#: 27-6S-17-09787-00

#2021111243

QUITCLAIM DEED

(this deed is being executed to add spouse to title)

THIS INDENTURE, executed the 17th day of December, 2021, between MICHAEL J. COUSINS, *a married man* joined by his spouse DAWN COUSINS, *(marital status omitted in prior vesting deed referenced herein below)* residing at 18015 South U.S. Highway 441, Lake City, FL 32024, **GRANTORS**, and MICHAEL J. COUSINS and DAWN COUSINS, husband and wife, residing at 18015 South U.S. Highway 441, Lake City, FL 32024, **GRANTEES**.

WITNESSETH, that the said Grantors, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Columbia County, State of Florida, to-wit:

A PART OF THE NW 1/4 OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF LOT 55, OF SHADOW WOOD, UNIT II, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 PAGE 24 THROUGH 24B, INCLUSIVE, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 55, 684.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, STILL ALONG SAID WEST LINE, 476.78 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 21 SECONDS WEST, 664.83 FEET TO THE EASTERLY RIGHT OF WAY OF US HIGHWAY NO. 41 HAVING A 150.00 FEET RIGHT OF WAY; THENCE SOUTH 08 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT OF WAY, 489.81 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 04 SECONDS EAST 758.59 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL J. COUSINS FROM MICHAEL J. COUSINS, DAWN COUSINS, BY QUITCLAIM DEED RECORDED NOVEMBER 17, 2015, IN BOOK 1304 AT PAGE 1496, COLUMBIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 18015 South U.S. Highway 441, Lake City, FL 32024
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Omar Vega
Witness
Omar Vega
Printed Name

Michael J. Cousins
MICHAEL J. COUSINS

Marsha Noble
Witness
Marsha Noble
Printed Name

STATE OF FLORIDA)

COUNTY OF Columbia)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 17th day of December, 2021, by MICHAEL J. COUSINS, who is personally known to me or has produced Drivers License as identification.

Omar Vega *Omar Vega*
Notary Public
My commission expires: 08-29-2025

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.



IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Omar Vega
Witness

Omar Vega
Printed Name

DAWN COUSINS
DAWN COUSINS

Marsha Noble
Witness

Marsha Noble
Printed Name

STATE OF FLORIDA)

COUNTY OF Columbia)

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 17th day of December, 2021, by DAWN COUSINS, who is personally known to me or has produced Drivers License as identification.



Omar Vega
Comm.: HH 171036
Expires: Aug 29, 2025
Notary Public - State of Florida

Omar Vega Omar Vega
Notary Public
My commission expires: 08-29-2025

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.