

THIS INSTRUMENT PREPARED BY:

NAME Tod Boucher

ADDR. 411 SW Sweetbriar Dr

Lake City, Florida 32024

Inst: 202312004096 Date: 03/09/2023 Time: 1:39PM

Page 1 of 3 B: 1486 P: 318, James M Swisher Jr, Clerk of Court

Columbia, County, By: AM

Deputy Clerk Doc Stamp-Deed: 0.70

This Quit Claim Deed, Executed this 9 day of March, 2023, by

(first party) Tod Joseph Boucher, a single person

to (second party) Tod Joseph Boucher Living Trust

whose post office address is 411 SW Sweetbriar Dr., Lake City, FL 32024

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party for an in consideration of the sum of \$ 1.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Columbia, State of Florida to wit:

See attached legal description for property commonly known as 411 SW Sweetbriar Dr, Lake City, FL 32024

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Ann Tomlinson

Witness Signature as to First Party

Printed Name Mary Ann Tomlinson

Jessica L. Nettles

Witness Signature as to First Party

Jessica L. Nettles

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Tod Boucher

Signature of First Party

Tod Joseph Boucher

Printed Name

411 SW Sweetbriar Dr, Lake City, FL 32024

Post Office Address

Signature of Co-First Party (if applicable)

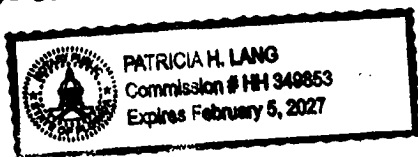
Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9th day of March,
2023, by Tod Joseph Boucher, who is personally known to me or has
produced Driver's License as identification and who did/did not take an oath.

** physical presence*



Patricia Lang
Notary Public

PATRICIA LANG
(Print, type, or stamp commissioned name of Notary Public)

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEGREES 03'25" EAST, ALONG THE EAST LINE OF SAID SECTION 1, 356.73 FEET; THENCE SOUTH 89 DEGREES 08'06" WEST, 182.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 08'06" WEST, 274.02 FEET; THENCE SOUTH 00 DEGREES 03'35" EAST, 320.61 FEET; THENCE NORTH 88 DEGREES 34'50" EAST, 274.06 FEET; THENCE NORTH 00 DEGREES 03'25" WEST, 317.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT 30 FEET WIDE FOR INGRESS AND EGRESS FOR PEDESTRIAN AND ALL KINDS OF VEHICULAR TRAFFIC AND FOR UTILITIES OVER, ABOVE UNDER AND ACROSS THE LAND LYING 30 FEET WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEGREES 03'25" EAST, ALONG THE EAST LINE OF SAID SECTION 1, 1312.10 FEET TO THE NORTH RIGHT OF WAY OF SW FINLEY LITTLE LANE; THENCE SOUTH 88 DEGREES 34'50" WEST, ALONG SAID NORTH RIGHT OF WAY, 182.26 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00 DEGREES 03'35" WEST, 639.17 FEET TO THE POINT OF TERMINATION.

THE SIDE LINES OF SAID INGRESS AND EGRESS EASEMENT ARE TO BE EXTENDED OR SHORTENED TO MEET A RIGHT-OF-WAYS OF PROPERTY LINES.

ALSO TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR PEDESTRIAN AND ALL KINDS OF VEHICULAR TRAFFIC OVER AND ACROSS THE FOLLOWING DESCRIBED EASEMENT:

30 FOOT WIDE INGRESS AND EGRESS EASEMENT IN THE SE (1/4) OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND THE NE (1/4) OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, ALL IN COLUMBIA COUNTY, FLORIDA, AND SAID EASEMENT LYING 15 FEET TO THE RIGHT AND 15 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT, MARKING THE SE CORNER OF LOT 6, "SOUTHWOOD ACRES, UNIT 4", A SUBDIVISION AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 7 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 39'01" EAST, ALONG THE SOUTH LINE OF SAID "SOUTHWOOD ACRES, UNIT 4", AND BEING ALSO THE SOUTH LINE OF THE PUBLIC PORTION OF SW SWEETBRIAR DRIVE AS PER SAID PLAT OF "SOUTHWOOD ACRES, UNIT 4", A DISTANCE OF 19.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE SOUTH 05 DEGREES 25'37" EAST, 19.72 FEET; THENCE SOUTH 79 DEGREES 24'31" EAST, 64.06 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 80.99 FEET AND A CENTRAL ANGLE OF 54 DEGREES 14'42" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 52 DEGREES 17'10" EAST AND A CHORD LENGTH OF 73.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 76.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25 DEGREES 09'49" EAST, 71.83 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 235.51 FEET AND A CENTRAL ANGLE OF 58 DEGREES 50'58" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 04 DEGREES 15'40" WEST AND A CHORD LENGTH OF 231.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 241.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 33 DEGREES 41'09" WEST, 57.68 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 135.65 FEET AND A CENTRAL ANGLE OF 30 DEGREES 58'10"

AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 18 DEGREES 12'04" WEST AND A CHORD LENGTH OF 72.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 73.32 FEET TO A POINT OF COMPOUND CURVE WITH A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 364.23 FEET AND A CENTRAL ANGLE OF 27 DEGREES 47'00" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 11 DEGREES 10'31" EAST AND A CHORD LENGTH OF 174.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 176.62 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1179, PAGE 2659 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS NECESSARY TO CREATE A CONTINUOUS CORRIDOR FOR INGRESS AND EGRESS FROM THE SOUTH LINE OF THE PUBLIC PORTION OF SW SWEETBRIAR DRIVE AND THE NORTH LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 1179, PAGE 2659 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.