

**PREPARED BY AND RECORD & RETURN TO:**

**Rebeka L. Martin, Esq.**  
Martin Law Practice, PLLC  
12574 Flagler Center Boulevard, Suite 101  
Jacksonville, Florida 32258

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

**PARCEL ID#: R03943-004 and R03949-000**

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made this 28<sup>th</sup> day of July 2023, by **DANA MICHELLE BEACH, an unmarried woman**, whose post office address is: 12447 Antler Hill Drive N, Jacksonville, Florida 32224 (the "Grantors"), and **DANA MICHELLE BEACH, TRUSTEE OF THE DANA MICHELLE BEACH REVOCABLE LIVING TRUST, UNDER AGREEMENT DATED JULY 28, 2023, AND ANY AMENDMENTS THERETO**, whose post office address is: 12447 Antler Hill Drive N, Jacksonville, Florida 32224 (the "Grantees").

**WITNESSETH:**

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantees, all the right, title, and interest it has in that certain land situate, lying and being in the County of Columbia, State of Florida (the "Land"), to-wit:

**SEE EXHIBIT "A"**

**PARCEL ID#: R03943-004 and R03949-000**

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway pertaining thereto.


TO HAVE AND TO HOLD the same in fee simple forever.

The Grantors hereby covenant with the Grantees that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantors are lawfully seized of the Land in fee simple, the Grantors have good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the Grantors, and the Grantors will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but not against the claims of any others.


WHEREVER used in this Quit Claim Deed, the terms "Grantors" and "Grantees" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantors have caused this Quit Claim Deed to be executed on the day and year first above written.

Signed and sealed in our presence:

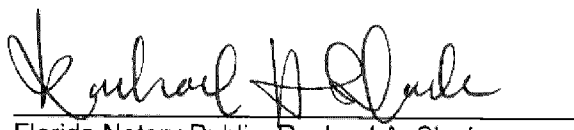
  
Signature of Witness  
Printed Name: Rebeka L. Martin

  
DANA MICHELLE BEACH "Grantor"

  
Signature of Witness  
Printed Name: Rachael A. Slack

STATE OF FLORIDA       )  
                                      )  
COUNTY OF DUVAL     )

The foregoing Quit Claim Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28<sup>th</sup> day of July 2023, **DANA MICHELLE BEACH** ☒ who is personally known to me or ☒ who has produced valid FL DL and valid FL DL as identification.

  
Florida Notary Public: Rachael A. Slack  
My Commission Expires: 03/08/2025



RACHAEL A. SLACK  
Commission # HH 101727  
Expires March 8, 2025  
Bonded Thru Budget Notary Services

**NOTE TO RECORDING CLERK:** This deed conveys property for nominal consideration from the grantor(s) to a revocable living trust of which the grantor(s) are the sole beneficiaries and, therefore, are exempt from documentary stamp tax pursuant to FAC 12B-4.013(28)(a).

## EXHIBIT A

### PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 29 MIN. 58 SEC. EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1098.76 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. WEST, 681.69 FEET; THENCE SOUTH 89 DEG. 29 MIN. 58 SEC. WEST, 675.71 FEET; THENCE CONTINUE SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 423.00 FEET TO THE WEST LINE OF SAID SECTION 26 AND THE POINT OF BEGINNING; THENCE LEAVING SECTION 26, RUN SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 177.00 FEET; THENCE SOUTH 00 DEG. 12 MIN. 29 SEC. EAST, 684.60 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27; THENCE NORTH 89 DEG. 32 MIN. 58 SEC. EAST, ALONG SAID SOUTH LINE, 177 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. EAST TO THE POINT OF BEGINNING.

SAID LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 27, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE WEST 30 FEET OF THE EAST 207 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 16 EAST, LYING SOUTH OF THE RIGHT OF WAY OF COUNTY ROAD NO. 238.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE NORTH 30 FEET.

### PARCEL 2:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 29 MIN. 58 SEC. EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1098.76 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. WEST, 681.69 FEET; THENCE SOUTH 89 DEG. 29 MIN. 58 SEC. WEST, 675.71 FEET; THENCE CONTINUE SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 423.00 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 684 FEET, M.O.L. TO THE POINT OF BEGINNING.

SAID LAND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE NORTH 30 FEET.