

Prepared By:  
Bernard & Schemer, P.A.  
480 Busch Drive, Jacksonville, Florida 32218  
Parcel ID No:

## Quit Claim Deed

Made this 1<sup>st</sup> day of SEPTEMBER, 2017 A.D. by **Debra Kay Chronister f/k/a Debra Lentz Shadle conveying nonhomestead property**, whose post office address is: 109 Pauline Avenue, York, Pennsylvania 17408 hereinafter called the grantor, to **William E. Lentz** whose post office address is: 0 Foxtail Avenue, Middleburg, Florida 32068 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

This Quit Claim Deed has been prepared without the benefit of a title search, title examination or title insurance

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Clay County, Florida, viz:

See Attached "Exhibit A"

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature] Debra Kay Chronister (Seal)  
Witness Name LISA R. BRENNEMAN Printed Address: 109 Pauline Avenue, York, Pennsylvania 17408  
[Signature] N/A (Seal)  
Witness Name STEVEN D. BRENNEMAN Printed Address:

State of PA  
County of YORK

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of SEPTEMBER, 2017 by **Debra Kay Chronister f/k/a Debra Lentz Shadle conveying nonhomestead property**, who is personally known to me or who has produced DRIVERS LICENSE as identification.

[Signature]  
Notary Public STEVEN D. BRENNEMAN  
Print Name: STEVEN D. BRENNEMAN  
My Commission Expires: 04/08/2021

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
STEVEN BRENNEMAN, Notary Public  
West Manchester Twp., York County  
My Commission Expires April 8, 2021

**EXHIBIT "A"**

A parcel of land situated in Section 3, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southeast corner of Section 4, said Township 5 South, Range 24 East; thence on the south line thereof, South 89 degrees 24 minutes 59 seconds West, 542.75 feet to the easterly line of Johns Cemetery Road; thence on said easterly line, run the following four courses: (1) North 55 degrees 20 minutes 40 seconds East, 17.63 feet; (2) on the arc of a curve concave northwesterly and having a radius of 270.00 feet, a chord bearing and distance of North 29 degrees 02 minutes 49 seconds East, 239.24 feet; (3) North 02 degrees 45 minutes 00 seconds East, 476.65 feet; (4) North 03 degrees 01 minutes 20 seconds East, 2896.12 feet to the centerline of a 100 foot wide right-of-way easement to Clay Electric Cooperative, as per Deed Book 108, page 385 of the public records of said county; thence on said centerline, North 89 degrees 43 minutes 34 seconds East, 502.30 feet to the Point of Beginning; thence continue North 89 degrees 43 minutes 34 seconds East, 212.87 feet; thence South 01 degree 23 minutes 04 seconds West, 223.59 feet; thence South 89 degrees 24 minutes 59 seconds West, 212.91 feet; thence North 01 degrees 23 minutes 04 seconds East, 224.75 feet to the Point of Beginning. Being 1.10 acres, more or less, in area.

Together with and subject to a 65 foot wide easement for ingress, egress, and utilities.

Also together with and subject to an easement to Clay Electric Cooperative, as described in Deed Book 108, page 385 of the public records of Clay County, Florida.