

## Quitclaim Deed

RETURN TO: Tina Pratt

ADDRESS: 4587 Alan Lake Road, Keystone Heights FL 32656

THIS INSTRUMENT PREPARED BY: Suzanne Harris, 4790 Montana Trail, Keystone Heights FL 32656

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE  
COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 04-08-24-006919-675-00

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**THIS INDENTURE**, Made this 30th day of October, 2019, by and between Suzanne Harris, not married, of 4790 Montana Trail, Keystone Heights FL 32656 (the "Grantor"), and Suzanne Harris, not married, of 4790 Montana Trail, Keystone Heights FL 32656, and Tina Pratt, not married, of 4587 Alan Lake Road, Keystone Heights, FL 32656 (collectively the "Grantee"), as joint tenants with rights of survivorship for the grantees, in the state of Florida.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of 0.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Clay County, Florida, to-wit:

*Lot 16, A parcel of land situated in sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of Lake Estates, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor, dated January 18, 1980 and being more particularly described as follows:*

*Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run North 00 degrees 03'34" East, along the East line of Section 9 a distance of 1962.86 feet to the Southeasterly right of way line of "M" Lake Road; thence run North 77 degrees 09'35" East, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of lot 834 Oak Forest Extension, an unrecorded subdivision; thence run along the West boundary of said Oak Forest Extension with the following courses and distances: North 6 degrees 28'50" west, 420.00 feet; North 39 degrees 47'36" East, 496.95 feet; North 50 degrees 12'24" West, 1887.65 feet to an iron pipe; thence leave said westerly boundary and run south 52 degrees 52'25" west, 552.79 feet to an iron pipe; thence run north 50 degrees 2'10" west, 852.72 feet to an iron pipe; then run north 71 degrees 35'38" west, 657.62 feet; thence run north 15 degrees 01'01" west, 645.00 feet to an iron pipe and the point of beginning; thence continue north 15 degrees 01'01" west, 225.88 feet to an iron pipe then run south 86 degrees 49'08" east, 306.95 feet to the center line of Alan Lake Road; thence run southerly along said center line with a curve concave easterly, said curve having a central angle of 32 degrees 56'27", a radius of 130.00 feet and a chord bearing and distance of south 00 degrees 33'9" east 73.72 feet; thence run south 17 degrees 01'23" east, along said center line 45.74 feet; thence run 72 degrees 17'26" east, 275.09 feet to the point of beginning.*

*Together with that certain 1984 CSER mobile home bearing ID#GDWGA518323004, and Florida title number 20994352, situated, thereon.*

Previously referenced as follows: CFN#2008042856 OR Book 3048, Pages 1553-1554 of the Recorder of Clay County.

**To Have and to Hold** the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Danielle Broward Signature  
Danielle Broward Witness Name  
Victoria Y Shiller Signature  
Victoria Y Shiller Witness Name

Suzanne Harris  
Suzanne Harris

## Grantor Acknowledgement

STATE OF FLORIDA  
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October 2019, by Suzanne Harris, who is personally known to me or who has produced H.D. as identification.

Notary Public Signature:

Notary Public Name:

Serial Number:

My commission expires:

Danielle Broward  
Danielle Broward

GG 3062802/26/2023