

Prepared by: Randall H. Bramlitt
6044 C.R. 209 South
G.C.S. FL
32043

Quitclaim Deed

The Quit Claim Deed executed this 3 day of February, 2021, by first party,

Grantor, Randall H. Bramlitt and/or Joanna R. Bramlitt

whose post office address is P.O. Box 332 Lawtey FL 32058

to second party, Grantee Randall H. Bramlitt

whose post office address is 6044 C.R. 209 South G.C.S. FL 32043

Witnesseth, that the said first party, for the sum of \$ 0, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Clay County, Florida to wit:

*NOTE: This is a Parcel Inheritance
see Exhibit "A+B"*

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed and delivered in presence of:

Tina J. Howell
Witness Signature

Randall H. Bramlitt
Grantor Signature

Tina J. Howell
Printed Name

Randall H. Bramlitt
Printed Name

Tina J. Howell
Witness Signature

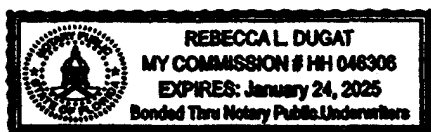
Joanna Bramlitt
Grantor Signature

Tina J. Howell
Printed Name

Joanna Bramlitt
Printed Name

County of: Bradford State of: Florida

Sworn to and subscribed before me this 3rd day of February, 2021. The Party of the first part appeared personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal.



Rebecca L. Dugat
Notary signature

BK: 3872 PG: 1744

EXHIBIT "A"

AN EASEMENT FOR INGRESS AND EGRESS SITUATED IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE TRACT "A", ST. JOHNS RIVER SHORES, ACCORDING TO PLAT BOOK 9, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTH LINE OF ST. JOHNS RIVER SHORES (ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 29), SOUTH 89 DEGREES 50 MINUTES 21 SECONDS WEST, 109.06 FEET TO THE WESTERLY LINE OF COUNTY ROAD NO. C-209 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS WEST, 1400.53 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 52 MINUTES 39 SECONDS WEST, 70.66 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS EAST, 55.63 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 49 SECONDS WEST, 54.16 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 02 SECONDS WEST, 76.45 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 156.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 52 MINUTES 39 SECONDS EAST, 141.33 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS EAST, 1373.76 FEET TO AFORESAID WESTERLY LINE OF COUNTY ROAD NO. C-209; THENCE SOUTHEASTERLY ON LAST SAID LINE AND ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 543.12 FEET, AN ARC DISTANCE OF 56.74 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 19 MINUTES 40 SECONDS EAST, 56.72 FEET.

BK: 3872 PG: 1745

EXHIBIT "B"

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE TRACT "A", ST. JOHNS RIVER SHORES, ACCORDING TO PLAT BOOK 9, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTH LINE OF ST. JOHNS RIVER SHORES (ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 29), SOUTH 89 DEGREES 50 MINUTES 21 SECONDS WEST, 109.06 FEET TO THE WESTERLY LINE OF COUNTY ROAD NO. C-209 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS WEST, 1400.53 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 52 MINUTES 39 SECONDS WEST, 70.66 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS EAST, 55.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 18 MINUTES 49 SECONDS WEST, 350.00 FEET TO THE NORTHEASTERLY LINE OF CSX TRANSPORTATION RAILROAD; THENCE ON LAST SAID LINE, RUN NORTH 21 DEGREES 48 MINUTES 28 SECONDS WEST, 250.00 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 49 SECONDS EAST, 350.00 FEET; THENCE SOUTH 21 DEGREES 48 MINUTES 28 SECONDS EAST, 250 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.