

Return to: (enclose self-addressed stamped envelope)

Quit Claim Deed

Name: Erika Simmons

Address: 177 Lake Smith Rd  
Crawfordville FL 32327

This Instrument Prepared by:

Address:

Property Appraisers Parcel Identification (Folio Number(s)).

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 23 day of June, 2016

BY: (first party), Erika Simmons

TO: (second party), Cynthia F Frank Simmons married couple

Whose post office address is: 177 Lake Smith Rd Crawfordville FL 32327

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ \_\_\_\_\_, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the 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 of land, situate, lying and being in the County of Wakulla, State of Florida, to wit:

View Exhibit A

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 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:

Donna Richardson  
Witness Signature (as to first Grantor)

Donna Richardson  
Printed Name

Renea DeLong  
Witness Signature

Renea DeLong  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

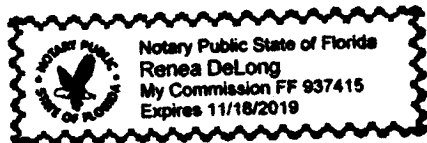
STATE OF Florida  
COUNTY OF Wakulla

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Erika K. Simmons

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken. (Check one: )  Said person(s) is/are personally known to me.  Said person(s) produced the following form(s) of identification: FL DL exp 4-2-2022

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of June, A.D. 2016

Renea DeLong  
Notary Signature

Renea DeLong  
Printed Notary Signature

340779 BK: 1003 PG: 371

340566 BK: 1002 PG: 543

# Exhibit A

Lot 7, SPENCER DEVELOPMENT, a subdivision according to the plat thereof recorded at Plat Book 2, Page 39, in the Public Records of Wakulla County, Florida, lying Northerly of the road right-of-way, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida (an old and well established corner at the Southeast corner of lands of U.S. Government and marked by a concrete monument), thence run South  $0^{\circ}15'05''$  West along the Half Section line, 532.18 feet to a concrete monument on the South right of way of a County Road and the Point of Beginning of tract herein conveyed; From the point of beginning run North  $69^{\circ}01'20''$  East along the South right of way of said County Road 206.63 feet to a concrete monument; thence run South  $0^{\circ}11'20''$  East 334.57 feet to a concrete monument on the North right of way of a County Road; thence run South  $89^{\circ}48'40''$  West along North right of way of said road 36.69 feet to a concrete monument and point of curvature; thence continue along North right of way of said road along a curve to the right in a Northwesterly direction with a radius of 57.12 feet and central angle of  $55^{\circ}20'50''$  for a distance of 55.18 feet (long chord North  $62^{\circ}30'45''$  West 53.06 feet) to a concrete monument and point of reverse curve; thence continue along North right of way of said road and along a reverse curve to the left in a Northwesterly direction with a radius of 162.65 feet and central angle of  $38^{\circ}00'43''$  for a distance of 107.91 feet (long chord North  $53^{\circ}50'46''$  West 105.94 feet) to a concrete monument and point of tangency; thence continue along said North right of way of said County Road North  $72^{\circ}51'13''$  West 26.61 feet to a concrete monument; thence run North  $0^{\circ}15'05''$  East along the Half Section line 165.82 feet to the Point of Beginning.

Situate, lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida. Tract No. 7

Parcel Identification Number: R 09-35-01W-130-04352-007

More Commonly known as: 177 Luke Smith Road, Crawfordville, Florida 32327

SUBJECT TO easements and restrictions of record, if any, and taxes for the year 2014 and subsequent years.