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After Recording Return To:

Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Prepared By:

David J. Tipton
Attorney at Law (Florida Bar # 439088)
Bleecker Brodey & Andrews
9247 N. Meridian Street, Suite 101
Indianapolis, IN 46260

Order Number:

62813891

6285/405-3937139

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the 23 day of February, 2017,
between **DERRICK E. FRANKLIN**, a married man, whose mailing address is 61 D Howard Road
Crawfordville, FL 32327 (the "Grantor"), and **DERRICK E. FRANKLIN** and **SHANNON L.
FRANKLIN**, husband and wife, whose mailing address is 61 D Howard Road Crawfordville, FL 32327
(the "Grantee").

WITNESSETH:

The Grantor, for Ten Dollars and No/100 (\$10.00) and other valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, hereby grants, conveys, releases and quitclaims to the
Grantee, all interest he may claim in the following described land, situate, lying and being in Wakulla
County, Florida, to-wit:

1.90 total acres

Lot 3

Commence at the Southwest corner of Lot 72 of the Hartsfield Survey of Lands in Wakulla County,
Florida; thence run North 68 degrees 17 minutes 44 seconds East 1603.59 feet; thence run North 21
degrees 00 minutes 00 seconds West 528.00 feet to a concrete monument for the point of beginning;
thence from said point of beginning run North 20 degrees 47 minutes 22 seconds West 163.93 feet to a
concrete monument; thence South 68 degrees 38 minutes 15 seconds West 267.57 feet to a concrete
monument; thence South 21 degrees 10 minutes 35 seconds East 167.78 feet to a concrete monument;
thence North 67 degrees 48 minutes 25 seconds East 266.51 feet to the point of beginning, containing
1.02 acres more or less.

And also,

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Commence at a St. Joe Paper Company concrete monument marking the Southwest corner of the West half of Lot 72 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence North 21 degrees 45 minutes 03 seconds West 417.42 feet; thence run along the Northerly boundary line of property as described in O. R. Book 397, Page 741, Wakulla County, Florida South 66 degrees 00 minutes 48 seconds West 208.87 feet to a rod and cap for the point of beginning; thence from said point of beginning run along the Westerly boundary line of property as described in O. R. Book 310, Page 99, Wakulla County, Florida North 21 degrees 45 minutes 03 seconds West 197.97 feet to a rod and cap; thence run along the Southerly boundary line of property as described in O. R. Book 352, Page 550, Wakulla County, Florida South 67 degrees 42 minutes 48 seconds West 189.90 feet to a rod and cap; thence run along the Easterly boundary line of property as described in O. R. Book 179, Page 515, Wakulla County, Florida South 20 degrees 47 minutes 22 seconds East 79.25 feet to a rod and cap; thence run along the Easterly boundary line of property as described in O. R. Book 247, Page 735, Wakulla County, Florida South 21 degrees 22 minutes 34 seconds East 124.43 feet to an iron pipe; thence run along the Northerly boundary of remainder of property as described in O. R. Book 356, Page 468, Wakulla County, Florida North 66 degrees 00 minutes 48 seconds East 191.28 feet to the point of beginning, containing 0.88 acres more or less.

The undersigned Surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Edwin G. Brown and Associates, Surveyors, Mappers and Engineers, LB 6475.

APN: 00-00-072-000-10169-000

Commonly known as: 61 D Howard Road Crawfordville, FL 32327

Being that same property conveyed from ZORA FRANKLIN, by deed to DERRICK E. FRANKLIN, dated July 15, 1991, recorded July 15, 1991, in Wakulla County Records, in Book 179, Page 515.

Also being that same property conveyed from WAKULLA COUNTY, FLORIDA, by deed to DERRICK FRANKLIN, dated March 11, 1999, recorded September 13, 2000, in Wakulla County Records, in Book 389, Page 504.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes for the current year.

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Attached to and becoming a part of Deed between DERRICK E. FRANKLIN, a married man, as Grantor(s), and DERRICK E. FRANKLIN and SHANNON L. FRANKLIN, husband and wife, as Grantee(s).

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Witness
 Print Name: Juanne Clerk

Derrick E. Franklin
 DERRICK E. FRANKLIN, Grantor

Witness
 Print Name: Wesley L. Funk

STATE OF FLORIDA)
) SS
 COUNTY OF Volusia)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DERRICK E. FRANKLIN**, who is personally known to me _____; or who has produced Drivers License (type of ID) and acknowledged the execution of the above and foregoing Quit-Claim Deed.

IN WITNESS WHEREOF, I do hereby set my hand and Notarial seal as of the 23rd day of February, 20 17.

My commission expires:
Oct 17, 2018

Wesley L. Funk
 Notary Public Signature

Resident of Levon County, FL Wesley L. Funk
 Printed

