

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Melissa M. Stewart, Grantee(s)

19 magpie trail
Crawfordville, FL 32327

Consideration: \$ NO consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 25-25-02W-000-01420-000

PREPARED BY: Melissa M. Stewart certifies herein that he or she has prepared this Deed.

Melissa M. Stewart
Signature of Preparer

July 18, 2016
Date of Preparation

Melissa M. Stewart
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 18, 2016 in the County of Wakulla, State of Florida

by Grantor(s), Robert B. Stewart,
whose post office address is 4006 Roberts Ave Tallahassee, FL 32310,

to Grantee(s), Melissa M. Stewart & Ryan G. Stewart,
whose post office address is 19 magpie trail Crawfordville, FL 32327,

(now known as: Melissa E. Montgomery) Robert B. Stewart
WITNESSETH, that the said Grantor(s),

for good consideration and for the sum of 0
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Wakulla, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Signature of Second Grantor (if applicable)

Rosa Stewart
Print Name of Grantor

Print Name of Second Grantor (if applicable)

[Signature]
Signature of First Witness to Grantor(s)

[Signature]
Signature of Second Witness to Grantor(s)

Kathy C Grubbs
Print Name of First Witness to Grantor(s)

Brenda N Posey
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

[Signature]
Signature of Second Grantee (if applicable)

Melissa M. Stewart
Print Name of Grantee

Rosa Stewart
Print Name of Second Grantee (if applicable)

[Signature]
Signature of First Witness to Grantee(s)

[Signature]
Signature of Second Witness to Grantee(s)

Kathy C Grubbs
Print Name of First Witness to Grantee(s)

Brenda N Posey
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Wakulla

On July 18, 2016, before me, Kathy C. Griffin, a notary public in and for said state, personally appeared, Robert B. Stewart, Melissa M. Stewart, & Ryan Stewart

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Kathy C Griffin
Signature of Notary

Affiant Known Produced ID _____

Type of ID _____



Unofficial Copy

Charles L. Powell
SURVEYING 
 Boundary • Mortgage • Topo

EXHIBIT A

47 Mulberry Circle
 Crawfordville, Florida, 32327

3/27/06

Page 2 of 2 Clp245.doc
 (850) 926-7522
 (Mobile) 850-251-1881

LEGAL DESCRIPTION

(Part of lands Described in Official Records Book 53, Page 32 of the Public Records of Wakulla County, Florida)

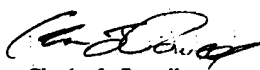
9.94 Acre Parcel

Commence at the Northwest corner of Section 25, Township 2 South, Range 2 West, Wakulla County, Florida, and run thence North 89 degrees 49 minutes 56 seconds East along the North boundary of said Section 25 a distance of 321.54 feet to the Northwest corner of Lands recorded in Official Records Book 53, Page 32, and Official Records Book 164, Page 711, thence continue North 89 degrees 53 minutes 28 seconds East along said Section Line, and along the North Boundary of said lands a distance of 470.96 feet to the Northeast corner of Lands described in Official Records Book 164, Page 711, said point being unmarked, lying within Guy Strickland Road for the POINT OF BEGINNING. From said POINT OF BEGINNING, being referenced by a concrete monument South 00 degrees 08 minutes 10 seconds West 13.51 feet, run thence North 89 degrees 53 minutes 28 seconds East along the North boundary of said Section 25, and the North boundary of lands described in Official Records Book 53, Page 32 a distance of 30.14 feet to the Northeast corner of said lands, thence run South 00 degrees 07 minutes 53 seconds West along said Easterly boundary of said lands 13.90 feet to a concrete monument (#679) on the Southerly maintained right of way of Guy Strickland Road, thence continue South 00 degrees 07 minutes 53 seconds West along said Easterly boundary 1158.52 feet to a concrete monument (#4016), thence leaving said Easterly boundary run North 86 degrees 59 minutes 33 seconds West 632.42 feet to a concrete monument (#4016) on the Westerly boundary of lands described in Official Records Book 53, Page 32, thence run North 00 degrees 09 minutes 16 seconds West along said Westerly boundary 642.50 feet to the Southerly boundary of lands described in Official Records Book 164, Page 711, thence run along said Southerly and Easterly boundary as follows: North 89 degrees 48 minutes 38 seconds East 604.65 feet to a concrete monument (#4546) thence North 00 degrees 08 minutes 10 seconds East 481.17 feet to a concrete monument on the Southerly maintained right of way boundary of Guy Strickland Road, thence continue North 00 degrees 08 minutes 10 seconds East 13.51 feet to the POINT OF BEGINNING, containing 9.94 acres, more or less, Being SUBJECT TO a roadway over the Northerly portion thereof.

6.58 Acre Parcel

Commence at the Northwest corner of Section 25, Township 2 South, Range 2 West, Wakulla County, Florida, and run thence North 89 degrees 49 minutes 56 seconds East along the North boundary of said Section 25 a distance of 321.54 feet to the Northwest corner of Lands recorded in Official Records Book 53, Page 32, and Official Records Book 164, Page 711, thence continue North 89 degrees 53 minutes 28 seconds East along said Section Line, and along the North Boundary of said lands a distance of 470.96 feet to the Northeast corner of Lands described in Official Records Book 164, Page 711, said point being unmarked, lying within Guy Strickland Road, being referenced by a concrete monument South 00 degrees 08 minutes 10 seconds West 13.51 feet, run thence North 89 degrees 53 minutes 28 seconds East from said unmarked point along the North boundary of said Section 25, and the North boundary of lands described in Official Records Book 53, Page 32 a distance of 30.14 feet to the Northeast corner of said lands, thence run South 00 degrees 07 minutes 53 seconds West along said Easterly boundary of said lands 13.90 feet to a concrete monument (#679) on the Southerly maintained right of way of Guy Strickland Road, thence continue South 00 degrees 07 minutes 53 seconds West along said Easterly boundary 1158.52 feet to a concrete monument (#4016), said point being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 10 minutes 33 seconds West along said Easterly boundary 490.79 feet to a concrete monument (#679), thence run North 89 degrees 43 minutes 49 seconds West along said Southerly boundary 380.01 feet to an iron pipe on the Northerly right of way boundary of State Road No. 267, thence run North 54 degrees 27 minutes 43 seconds West along said right of way 306.78 feet to a concrete monument marking the Southeast corner of the afore said lands, thence run North 00 degrees 03 minutes 59 seconds West 72.78 feet along said Westerly boundary to a concrete monument (#4016) marking the Southerly corner of lands described in Official Records Book 410 Page 11, thence run North 15 degrees 55 minutes 38 seconds East along said Easterly boundary 277.73 feet to an iron rod (#4016) thence thence leaving said Easterly boundary run South 86 degrees 59 minutes 33 seconds East 556.06 feet to the POINT OF BEGINNING, containing 6.58 acres, more or less.

The undersigned Surveyor and Mapper has not been provided a current title opinion or abstract to the subject property. There may be other deeds, easements, etc..., both written and unwritten, that may affect the property boundaries.



Charles L. Powell
 Florida Professional Surveyor and Mapper No. 5631