

This instrument is prepared by,
and shall be returned to:
Sylvain R. Robitaille, Esq.,
LAW OFFICES OF CLINT CURTIS & ASSOCIATES, PA.
7217 E. Colonial Drive, Suite 113, Orlando, FL 32807

QUIT-CLAIM DEED

This Indenture made this 10 day of JULY, 2017, between

Clint Curtis, whose post office address is 416 Dahlia Ave., Titusville, of the County of Brevard, State of Florida, grantor,

and,

Carmelo Cruz, a single man, whose post office address is 60 Bo Bo J Road, Crawfordville, of the County of Wakulla, State of Florida, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of THIRTY THOUSAND AND NO/100'S (\$30,000.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Citrus County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated by reference for complete legal description.

This property is not the homestead property of the Grantor, nor is it contiguous to the homestead property of the Grantor.

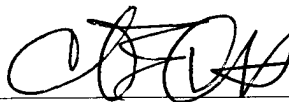
This deed was prepared by information provided to scrivener by grantor. The title to the herein described property is not guaranteed nor insured.

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

Signed, sealed and delivered in our presence



Print Name: SYLVAIN R. ROBITAILLE



L.S.

Clint Curtis

416 Dahlia Ave., Titusville, FL 32796



Print Name: Jody Curtis

STATE OF FLORIDA

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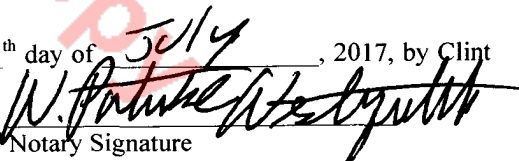
COUNTY OF ORANGE

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The foregoing instrument was acknowledged before me this 10th day of July, 2017, by Clint Curtis, who is personally known to me.



W. PATRICK WESTERFIELD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF214194
Expires 3/28/2019


Notary Signature

Print Notary Name

Exhibit "A"

LOT 12, WOODVILLE SOUTH, UNIT II, (UNRECORDED) :

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "A" OF WOODVILLE SOUTH, A SUBDIVISION AS PER MAP OR FLAT THERE OF RECORDED IN FLAT BOOK 2, PAGE 31 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION 886.01 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY 519.89 FEET, THENCE RUN SOUTH 07 DEGREES 07 MINUTES 26 SECONDS WEST 664.76 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT, THENCE RUN SOUTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE 217.31 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE WITH A RADIUS OF 76.42 FEET THRU A CENTRAL ANGLE OF 66 DEGREES 23 MINUTES 24 SECONDS FOR AN ARC DISTANCE OF 88.55 FEET, THENCE RUN NORTH 24 DEGREES 06 MINUTES 26 SECONDS EAST 771.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROADWAY AND UTILITY EASEMENT OVER AND ACROSS THE SOUTHERLY 30.00 FEE THEREOF.

SUBJECT TO A CITY OF TALLAHASSEE POWER LINE EASEMENT OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY.

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