

This instrument prepared by:  
Jana McConnaughay  
Waldoch & McConnaughay, P.A.  
1632 Metropolitan Circle  
Tallahassee, Florida 32308

(For recording use)

Parcel Numbers:35-3S-01E-263-05538-043 and 35-3S-01E-263-05538-059

**QUIT CLAIM DEED**

**THIS INDENTURE**, made this 16<sup>th</sup> day of February 2018, A.D., by **Steven Joseph Hittinger, a married man**, whose address is 7344 Ox Bow Circle, Tallahassee, FL 32312, **(Grantor)**, and Steven Joseph Hittinger and Mary Kathryn Hittinger as Trustees of the The Steven J. Hittinger Revocable Living Trust dated October 31, 2002, whose address is 7344 Ox Bow Circle, Tallahassee, FL 32312, **(Grantee)**.

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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:

Lot 43 and Lot 59, VILLAGES OF ST. MARKS, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 70, of the Public Records of Wakulla County, Florida

Said property is not the homestead of the Grantor. Subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

**TO HAVE AND TO HOLD** the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

It is the intention of the Grantor to vest title to the property in Grantee pursuant to the terms of Section 689.071 Florida Statutes (2006). Grantee shall have full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property.

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

**Signed, sealed and delivered in our presence:**

Witness

Print Name: Lisa A. Medley

Address: 1632 Metropolitan Cir.  
Tallahassee, FL 32308

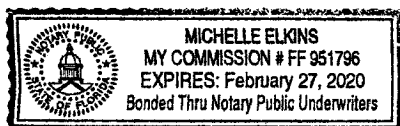
Steven Joseph Hittinger  
Steven Joseph Hittinger, Grantor

M. Medina  
Witness  
Print Name: Mary Claire Medina  
Address: 1632 Metropolitan Cir.  
Tallahassee, FL 32308

**STATE OF FLORIDA  
COUNTY OF LEON**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Steven Joseph Hittinger, who is (check one) ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification and who executed the foregoing instrument and acknowledged before me that he executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of February 2018.



[Signature]  
Notary Public

This instrument was prepared by Jana McConnaughay of Waldoch & McConnaughay, P.A., 1632 Metropolitan Circle, Tallahassee, FL 32308, who certifies that she prepared it from information given to her and neither the accuracy of the description nor the marketability of title is guaranteed.