

Return to: (enclose self-addressed stamped envelope)

Quit Claim Deed

Name: Melissa E. Montgomery

Address: 22 Sandy Acres Circle
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 30th day of April, 2019

BY: (first party), Melissa E. Montgomery and Ryan G. Stewart With joint right of survivalship

TO: (second party), Melissa E. Montgomery and Ryan G. Stewart, with joint rights of survivalship
Whose post office address is: 22 Sandy Acres Circle, 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 \$ 0 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:

(see attached) Exhibit A1
9.94 Acre Parcel

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:

Renea DeLong
Witness Signature (as to first Grantor)

Renea DeLong
Printed Name

Donna Richardson
Witness Signature

Donna Richardson
Printed Name

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

Renea DeLong
Printed Name

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

Donna Richardson
Printed Name

Melissa Elaine Montgomery
Grantor Signature

Melissa Elaine Montgomery
Printed Name

22 Sandy Acres Circle Crawfordville FL
Post Office Address 32327

[Signature]
Co-Grantor Signature (if any)

Ryan Stewart
Printed Name

22 Sandy Acres Circle Crawfordville
Post Office Address 32327

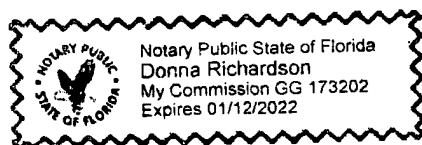
STATE OF Florida
COUNTY OF Wakulla

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

Melissa E. Montgomery & Ryan G. Stewart

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: (M) FDL exp 9/30/27 & (R) FDL exp 12/16/26

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 30th day of April, A.D. 2019.

Donna Richardson
Notary Signature
Donna Richardson
Printed Notary Signature

Charles L. Powell
SURVEYING 
 Boundary • Mortgage • Topo

EXHIBIT A1

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

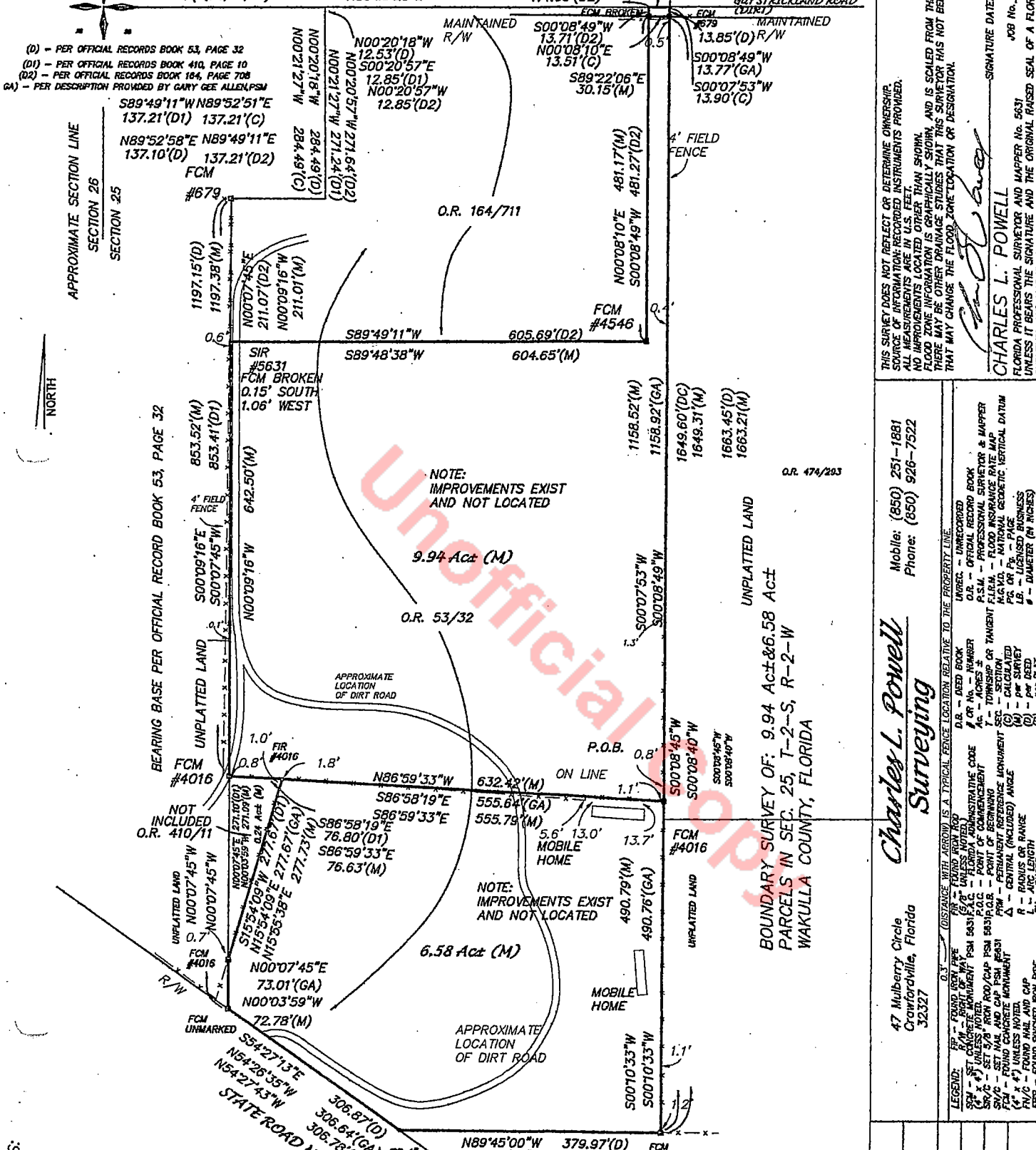
Commence at the Northwest corner of Section 25, Township 2 South, Range 2 West, Wakulla County, Florida, and run thence North 89 degrees 49 minutes 56 seconds East along the North boundary of said Section 25 a distance of 321.54 feet to the Northwest corner of Lands recorded in Official Records Book 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.

ADDRESS:

CERTIFIED TO:
 1) ROB STEWART
 2)
 3)
 4)

P.O.C.
 THE NORTHWEST CORNER OF
 SECTION 25, TOWNSHIP 2 SOUTH,
 RANGE 2 WEST, WAKULLA COUNTY,
 FLORIDA

P.O.B.



Unofficial

- NOTES:
- There are no visible encroachments on this property, UNLESS SHOWN.
 - This property lies in Flood Zone(s) " C ", as per F.I.R.M. Panel # 120315 075 B, Dated 11/16/83, and is scaled from said map.
 - This surveyor has not been provided a current title opinion or abstract to the subject property. It is possible there are other deeds, easements, etc., recorded or unrecorded, that may affect the boundaries.
 - Adjoiners, unless noted were not furnished to this surveyor.
 - Underground improvements or encroachments were not located.
 - Streets are paved or improved, unless noted.
 - The tie from the P.O.B. to the P.O.C. was not run because: The horizontal control found was able to accurately determine the property boundaries.
 - The tie from the P.O.C. to the P.O.B. is NOT to scale.

DATE OF SURVEY:	3/26/06	JOB NUMBER:	CLP245	
SCALE:	1"=200'	REVISED:	BY:	SHEET # 1 OF 2
DRAWN ON:	C.L.P. P-3	CHECKED BY:	C.L.P.	
DRAWING FILE NAME: CLP245-EXH.DWG				
47 Mulberry Circle Crawfordville, Florida 32327		Charles L. Powell Surveying		Mobile: (850) 251-1881 Phone: (850) 926-7522
LEGEND: FIP - FOUND IRON PIPE FCM - FOUND CONCRETE MONUMENT FIP - FOUND IRON PIPE FCM - FOUND CONCRETE MONUMENT FIP - FOUND IRON PIPE FCM - FOUND CONCRETE MONUMENT FIP - FOUND IRON PIPE FCM - FOUND CONCRETE MONUMENT				

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. SOURCE OF INFORMATION: RECORDED INSTRUMENTS PROVIDED. ALL MEASUREMENTS ARE IN U.S. FEET. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. FLOOD ZONE INFORMATION IS GRAPHICALLY SHOWN, AND IS SCALED FROM THE F.I.R.M. PANEL. THERE MAY BE OTHER DRAINAGE STUDIES THAT THIS SURVEYOR HAS NOT BEEN PROMPTED THAT MAY CHANGE THE FLOOD ZONE LOCATION OR DESIGNATION.

CHARLES L. POWELL
 PROFESSIONAL SURVEYOR AND MAPPER No. 5637
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3/28/06
 SIGNATURE DATE: 3/28/06
 JOB No. CLP245

Wakulla County Community Development Department Division of Planning

Post Office Drawer 1210 • Crawfordville, Florida 32326-1210 • (850) 926-3695 TDD(850) 926-1201

SDL 06-44

SUBDIVISION DETERMINATION LETTER

The property described in the attached legal description dated "Received 10/27/2006 Planning Department" has been reviewed for consistency with the Wakulla County Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations, Chapter 7, Land Development Code (LDC). The issuance of this letter indicates that the proposed division of land as shown herein does not required the formal platting of a subdivision plan pursuant to the definition of a subdivision (Subsection 7.7 (9), LDC) and the platting requirements of Section 7.14, LDC. This letter indicates the proposed division of land meets or exceeds the minimum size, access, zoning, and comprehensive plan requirements and may proceed through the county building permit process. This letter does not constitute a building permit, and does not guarantee final approval of any required county, state, or federal permits.

NOTE: A "Site Plan" showing the Parent Tract and Proposed Division shall accompany all Subdivision Determination Applications.

DATE: 10/27/2006 SITE ZONING: RR-1 COMP PLAN (FLU): Rural 1
TAX ID NUMBER: 25-2S-02W-000-01420-000
SECTION: 25 TOWNSHIP: 2S RANGE: 2W H.S LOT: — PARCEL NO.: 2 MAP PAGE: 45
OWNER: Stewart Robert + Melissa HOME PHONE: _____ WORK PHONE: _____
ADDRESS: 95 Guy Strickland Road
Crawfordville, FL 32327

ORIGINAL ACREAGE: 16.51 NO. OF PARCELS CREATED: 2
FIRM FLOOD ZONE DESIGNATION: Panel 120315- 0075B Zone: C BFE: —
E-911 APPROVED STREET NAME AND NUMBER: 32 Sandy Acres Circle

Note: Finance agencies may require flood insurance for development in flood zones A through A-99 and V through V-30.

REVIEWED BY: Adissa Corbett APPROVED BY: [Signature]
DATE: October 27, 2006 DATE: 10-27-06

CONDITIONS OF APPROVAL: _____

SDFORM/GEM/CI/11/14/00