

Prepared by:

Matthew D. Liebenhaut
Law Office of Matt Liebenhaut PLLC
2425 Torreya Drive
Tallahassee, FL 32303

**PREPARED WITHOUT THE BENEFIT OF
TITLE SEARCH AND TITLE EXAMINATION**

QUIT-CLAIM DEED

THIS QUITCLAIM DEED is made on this 19th day of March, 2020 by **SVEN COETZEE**, a married man, as "Grantor," and to **LAURA TERESA COETZEE**, a married woman, whose mailing address is 551 Seminole Lane, Sopchoppy, Florida 32358, as "Grantee."

(Whenever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns wherever context requires.)

WITNESSETH: That the Grantor, for and in consideration of the requirements of the parties' Marital Settlement Agreement filed in their dissolution of marriage action, Case No. 2019-DR-192, in the Circuit Court of the Second Judicial Circuit in and for Wakulla County, Florida, hereby releases and quits claim to the Grantee, all the right, title, interest, claim and demand which the Grantor has in that parcel of land described in that certain Warranty Deed recorded in Book 443, Page 676 of the Public Records of Wakulla County, Florida, said parcel situated, lying, and being in the County of Wakulla, State of Florida, and being more particularly described in the attached Exhibit "A."

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 and equity and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit and behoof of said Grantee forever.

Executed on 19th of March, 2020
3/19/2020
Sven Coetzee (Date)

Signed in the presence of:

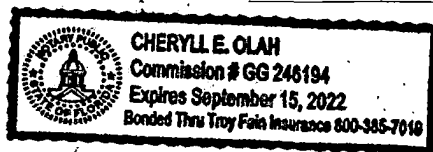
Chandler Corbin 3/19/2020
Witness (Date)
Print Name: Chandler Corbin

Signed in the presence of:

Erika Avery 3/19/2020
Witness (Date)
Print Name: Erika Avery

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing was acknowledged before me this 19th day of March, 2020 by Sven Coetzee, who is personally known to me or has produced _____ as identification.



Cheryl E. Olah
Notary Public

Exhibit "A"
 Lot 84, Indian Summer (unrecorded).

Commence at the Northwest corner of Section 3, Township 5 South, Range 3 West and run thence North 89 degrees 59 minutes East along the North line of said Section 3, 3,208.38 feet to the centerline of State Road No. 375, thence run South 41 degrees 35 minutes East along said centerline 8,682.90 feet to the extension of the East right-of-way line of Cherokee Drive, North 42 degrees 57 minutes 40 seconds East 1,220.65 feet to the South right-of-way line of Seminole Lane, thence along said right-of-way line of Seminole Lane as follows: South 77 degrees 59 minutes 20 seconds East 427.06 feet, thence South 44 degrees 03 minutes 40 seconds East 278.18 feet, thence South 16 degrees 56 minutes 40 seconds East 285.10 feet, to a point of curve with a radius of 207.26 feet and a central angle of 51 degrees 30 minutes 50 seconds for an arc distance of 186.34 feet to the point of tangency, thence South 68 degrees 27 minutes 30 seconds East 280.46 feet to a point of curve with a radius of 132.60 feet and a central angle of 74 degrees 02 minutes 30 seconds for an arc distance of 167.11 feet to a point of tangency, thence North 37 degrees 30 minutes East 389.82 feet, thence North 30 degrees 54 minutes East 530.70 feet to a point of curve, from said point of curve run in a Northerly direction along a curve with a radius of 348.74 feet and a central angle of 32 degrees 00 minutes for an arc distance of 194.17 feet to a point of tangency, from said point of tangency run thence North 1 degree 06 minutes West 251.7 feet, thence North 23 degrees 14 minutes 40 seconds East 420.3 feet, ***** thence North 41 degrees 41 minutes 20 seconds East 379.9 feet, thence North 14 degrees 57 minutes 40 seconds East 341.18 feet thence run North 3 degrees 14 minutes 25 seconds East 319.16 feet to a point of curve with a radius of 269.01 feet and a central angle of 40 degrees 47 minutes, thence run Northerly along said curve an arc distance of 190.38 feet to the point of tangency, thence run North 37 degrees 32 minutes 35 seconds West 528.45 feet thence run North 31 degrees 54 minutes 25 seconds West 352.36 feet thence run North 12 degrees 49 minutes 35 seconds West 338.15 feet to a point of curve thence along said curve to the left having a central angle of 42 degrees 06 minutes 40 seconds and a radius of 259.72 feet for an arc distance of 189.77 feet to a point of tangency, thence North 54 degrees 56 minutes 15 seconds West 513.0 feet thence North 45 degrees 51 minutes 45 seconds West 615.26 feet thence North 57 degrees 33 minutes 15 seconds West 204.42 feet, thence North 42 degrees 24 minutes 45 seconds West 303.09 feet, thence North 74 degrees 17 minutes 15 seconds West 288.39 feet to a point of curve thence along a curve to the left having a central angle of 36 degrees 29 degrees 30 seconds and a radius of 239.54 feet, an arc distance of 143.72 feet, thence run South 69 degrees 13 minutes 15 seconds West 395.81 feet to the Point of Beginning thence run South 53 degrees 17 minutes 45 seconds West 114.91 feet thence leaving said right-of-way boundary, run North 20 degrees 43 minutes 37 seconds West 490.85 feet to the Southwesterly edge of the Sopchoppy River, thence run South 83 degrees 19 minutes 05 seconds East along said river's edge 82.41 feet, thence run South 61 degrees 19 minutes 33 seconds East along said river's edge 57.81 feet, thence run South 20 degrees 41 minutes 01 seconds East 377.38 feet to the Point of Beginning, containing 1.12 acres more or less.

MORE PARTICULARLY DESCRIBED BY RECENT SURVEY DATED MAY 06, 2002 AND PREPARED BY EDWIN G. BROWN & ASSOC., INC. AS FOLLOWS:

Commence at the Northwest corner of Section 3, Township 5 South, Range 3 West, Wakulla County, Florida, and run thence North 89 degrees 59 minutes East along the North line of said Section 3, a distance of 3208.38 feet to the centerline of State Road No. 375, thence run South 41 degrees 35 minutes East along said centerline 8682.90 feet to the extension of the East right-of-way line of Cherokee Drive, thence run North 42 degrees 57 minutes 40 seconds East 1220.65 feet to the Southerly right-of-way line of Seminole Lane, thence along said right-of-way line of Seminole Lane as follows: South 77 degrees 59 minutes 20 seconds East 427.06 feet, thence South 44 degrees 03 minutes 40 seconds East 278.18 feet, thence South 16 degrees 56 minutes 40 seconds East 285.10 feet, to a point of curve to the left with a radius of 207.26 feet and a central angle of 51 degrees 30 minutes 50 seconds for an arc distance of 186.34 feet to the point of tangency, thence South 68 degrees 27 minutes 30 seconds East 280.46 feet to a point of curve to the left with a radius of 132.60 feet and a central angle of 74 degrees 02 minutes 30 seconds for an arc distance of 167.11 feet to a point of tangency, thence North 37 degrees 30 minutes East 389.82 feet, thence North 30 degrees 54 minutes East 530.70 feet to a point of curve to the left, from said point of curve run in a Northerly direction along a curve with a radius of 348.74 feet and a central angle of 32 degrees 00 minutes for an arc distance of 194.17 feet to a point of tangency, from said point of tangency run thence North 01 degree 06 minutes West 251.7 feet, thence North 23 degrees 14 minutes 40 seconds East 420.3 feet, thence North 41 degrees 41 minutes 20 seconds East 379.90 feet, thence North 14 degrees 57 minutes 40 seconds East 341.18 feet thence run North 03 degrees 14 minutes 25 seconds East 319.16 feet to a point of curve to the left with a radius of 269.01 feet and a central angle of 40 degrees 47 minutes for an arc distance of 190.38 feet, thence run North 37 degrees 32 minutes 35 seconds West 528.45 feet thence run North 31 degrees 54 minutes 25 seconds West 352.36 feet thence run North 12 degrees 49 minutes 35 seconds West 338.15 feet to a point of curve to the left thence along said curve having a central angle of 42 degrees 06 minutes 40 seconds and a radius of 259.72 feet for an arc distance of 189.77 feet to a point of tangency, thence North 54 degrees 56 minutes 15 seconds West 513.00 feet thence North 45 degrees 51 minutes 45 seconds West 615.26 feet thence North 57 degrees 33 minutes 15 seconds West 204.42 feet, thence run North 42 degrees 24 minutes 45 seconds West 303.09 feet, thence North 74 degrees 17 minutes 15 seconds West 288.39 feet to a point of curve to the left, thence along said curve with a radius of 239.54 feet thru a central angle of 36 degrees 29 minutes 30 seconds for an arc distance of 143.72 feet, thence South 69 degrees 13 minutes 15 seconds West 395.81 feet to an iron pipe for the Point of Beginning. From said Point of Beginning, thence run South 53 degrees 17 minutes 45 seconds West along said right of way boundary 114.94 feet thence leaving said right-of-way boundary, run North 20 degrees 43 minutes 37 seconds West 490.85 feet to the Southwesterly edge of the Sopchoppy River, thence run South 83 degrees 19 minutes 05 seconds East along said river's edge 82.41 feet, thence run South 61 degrees 19 minutes 33 seconds East along said river's edge 57.81 feet, thence run South 20 degrees 41 minutes 01 seconds East 377.38 feet to the Point of Beginning, containing 1.12 acres more or less.

5