

Prepared by:

Brian P. Armstrong, Esq.
2953 Parramore Shores Road
Tallahassee, Florida 32310

Record and Return to:

Cindi Owen Briley
Owen Title Company
2865 Remington Green Circle, #102
Tallahassee, Florida 32308

Quit Claim Deed

This Quit Claim Deed made on the 17th day of April, 2020 between Albert Eugene Phillips, whose mailing address is: 2850 Echo Point Lane, Tallahassee, Florida 32310, hereinafter called the First Party, and Patrick F. James, Sr., whose mailing address is: 1115 East Pearl Street, Monticello, Florida 32344, hereinafter called the Second Party.

WITNESSETH, that the First Party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lots, pieces or parcels of land, situate lying and being in the County of Wakulla, State of FLORIDA to wit: SEE SCHEDULE A, LEGAL DESCRIPTIONS ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Number: 25-5S-02W-046-03484-000

Parcel Number: 25-5S-02W-000-03236-000

Parcel Number: 25-5S-02W-000-03236-001

To have and to hold the same together with all appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behalf of the said second party.

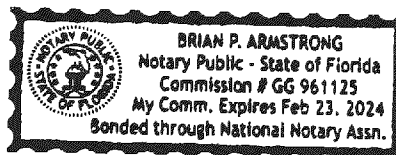
IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name this 17th day of April, 2020.

Albert Eugene Phillips by Donald Frederick Phillips
Albert Eugene Phillips, by Donald Frederick Phillips, Attorney-in-Fact

Witness: Bobbe Kerry maddox
Bobbe Kerry maddox

Witness: Fay Armstrong
Fay Armstrong

State of Florida
County of Leon

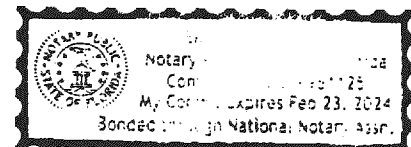


The foregoing instrument is acknowledged, sworn to, affirmed and subscribed to before me on this 17th day of April, 2020 by Donald Frederick Phillips, as agent with power of attorney for Albert Eugene Phillips, and who is personally known to me and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Notary Public: Brian P. Armstrong (Affix Notary Seal)

My commission expires: 2/23/2024



PARCEL "A":

Commence at the Southwest Corner of Lot Number 1 of Block "C" South of Tully Survey of Panacea, as per plat in Deed Book 1, Page 5, of the public records of Wakulla County, Florida; thence run South 08 degrees 40 minutes 00 seconds West 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 954.27 feet; thence North 83 degrees 34 minutes 04 seconds East 422.17 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue North 83 degrees 34 minutes 04 seconds East 105.00 feet; thence North 21 degrees 35 minutes 34 seconds East 275.19 feet to a point lying on the approximate mean high waterline of Dickerson Bay; thence run along said waterline as follows: North 87 degrees 39 minutes 28 seconds West 24.78 feet; thence South 87 degrees 16 minutes 43 seconds West 80.22 feet; thence leaving said waterline run South 20 degrees 49 minutes 18 seconds West 283.35 feet to the POINT OF BEGINNING.

SUBJECT TO a 15 foot wide access easement being more particularly described as follows:

Commence at the Southwest Corner of Lot Number 1 of Block "C" South of Tully Survey of Panacea, as per plat in Deed Book 1, Page 5, of the public records of Wakulla County, Florida; thence run South 08 degrees 40 minutes 00 seconds West 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 954.27 feet; thence North 83 degrees 34 minutes 04 seconds East 422.17 feet; thence North 20 degrees 49 minutes 18 seconds East 171.63 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue North 20 degrees 49 minutes 18 seconds East 15.09 feet; thence South 75 degrees 34 minutes 21 seconds East 16.21 feet to a point of curve to the left having a radius of 30.00 feet; thence Northeasterly along said curve for 27.35 feet, thru a central angle of 52 degrees 14 minutes 12 seconds, chord of said arc being North 78 degrees 18 minutes 33 seconds East 26.41 feet; thence North 52 degrees 11 minutes 27 seconds East 83.18 feet to a point of curve to the right having a radius of 45.00 feet; thence Northeasterly along said curve for 32.74 feet, thru a central angle of 41 degrees 40 minutes 50 seconds, chord of said arc being North 73 degrees 01 minutes 52 seconds East 32.02 feet; thence South 86 degrees 07 minutes 43 seconds East 92.32 feet; thence South 23 degrees 01 minutes 21 seconds West 15.88 feet; thence North 86 degrees 07 minutes 43 seconds West 87.11 feet to a point of curve to the left having a radius of 30.00 feet; thence Southwesterly along said curve for 21.82 feet, thru a central angle of 41 degrees 40 minutes 50 seconds, chord of said arc being South 73 degrees 01 minutes 52 seconds West 21.35 feet; thence South 52 degrees 11 minutes 27 seconds West 83.18 feet to a point of curve to the right having a radius of 45.00 feet; thence Southwesterly along said curve for 41.03 feet, thru a central angle of 52 degrees 14 minutes 12 seconds, chord of said arc being South 78 degrees 18 minutes 33 seconds West 39.62 feet; thence North 75 degrees 34 minutes 21 seconds West 17.89 feet to the Point of Beginning.

ALSO TOGETHER WITH a perpetual and non-exclusive easement for ingress, egress, and utilities out to Chickasaw Street, as described in part in that certain Grant of Perpetual Easement as recorded in Official Records Book 200, Page 862, of the Public Records of Wakulla County, Florida.

PARCEL "F":

Commence at the Southwest Corner of Lot Number 1 of Block "C" South of Tully Survey of Panacea, as per plat in Deed Book 1, page 5 of the official records of Wakulla County, Florida; thence South 08 degrees 40 minutes 00 seconds East 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 946.27 feet; thence North 83 degrees 34 minutes 04 seconds East 422.17 feet to a concrete monument for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 83 degrees 34 minutes 04 seconds East, a distance of 105.00 feet; thence South 36 degrees 40 minutes 25 seconds East, a distance of 375.39 feet to a point lying on a approximate fill line; thence run along said fill line as follows: South 89 degrees 15 minutes 17 seconds West, a distance of 123.50 feet; thence North 45 degrees 58 minutes 46 seconds West, a distance of 53.69 feet; thence North 64 degrees 32 minutes 29 seconds West, a distance of 68.60 feet; thence North 69 degrees 34 minutes 01 seconds West, a distance of 50.79 feet; thence North 13 degrees 54 minutes 48 seconds West, a distance of 57.36 feet; thence North 37 degrees 05 minutes 00 seconds West, a distance of 62.23 feet; thence North 39 degrees 26 minutes 18 seconds West, a distance of 47.53 feet; thence leaving said fill line run, North 20 degrees 55 minutes 10 seconds East, a distance of 68.90 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH a perpetual and non-exclusive easement for ingress, egress, and utilities out to Chickasaw Street, as described in part in that certain Grant of Perpetual Easement as recorded in Official Records Book 200, Page 862, of the Public Records of Wakulla County, Florida.

PARCEL "G":

Commence at the Southwest Corner of Lot 1, Block "C", South of Tully Survey of Panacea, as per plat in Deed Book 1, Page 5, in the records of the Clerk of Circuit Court of Wakulla County, Florida; thence run South 08 degrees 40 minutes 00 seconds East 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 938.26 feet; thence North 83 degrees 34 minutes 04 seconds East 276.83 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 83 degrees 34 minutes 04 seconds East 145.33 feet to a concrete monument; thence South 20 degrees 55 minutes 10 seconds West 68.90 feet; thence North 83 degrees 26 minutes 30 seconds West 66.85 feet; thence North 52 degrees 51 minutes 37 seconds west 66.99 feet to the POINT OF BEGINNING.

PARCEL "H":

Commence at the Southwest Corner of Lot 1, Block "C", South of Tully Survey of Panacea, as per plat in Deed Book 1, Page 5, in the records of the Clerk of Circuit Court of Wakulla County, Florida; thence run South 08 degrees 40 minutes 00 seconds East 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 938.26 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run thence North 29 degrees 17 minutes 35 seconds East, a distance of 37.33 feet; thence North 19 degrees 15 minutes 20 seconds East, a distance of 44.88 feet; thence North 06 degrees 06 minutes 43 seconds East, a distance of 116.79 feet; thence North 35 degrees 31 minutes 11 seconds West, a distance of 24.66 feet; thence North 79 degrees 32 minutes 50 seconds West, a distance of 19.86 feet; thence South 83 degrees 18 minutes 41 seconds West, a distance of 31.43 feet; thence South 71 degrees 00 minutes 54 seconds West, a distance of 36.57 feet; thence North 06 degrees 30 minutes 02 seconds West, a distance of 22.02 feet; thence North 22 degrees 09 minutes 01 seconds East, a distance of 15.92 feet; thence North 88 degrees 43 minutes 30 seconds East, a distance of 20.32 feet; thence North 75 degrees 14 minutes 52 seconds East, a distance of 32.41 feet; thence North 12 degrees 44 minutes 33 seconds East, a distance of 13.97 feet; thence North 02 degrees 40 minutes 09 seconds East, a distance of 58.56 feet; thence North 53 degrees 59 minutes 25 seconds West, a distance of 37.34 feet; thence North 80 degrees 01 minutes 59 seconds West, a distance of 49.82 feet; thence North 65 degrees 29 minutes 00 seconds West, a distance of 65.35 feet; thence North 44 degrees 14 minutes 25 seconds East, a distance of 18.27 feet; thence South 89 degrees 03 minutes 58 seconds East, a distance of 45.50 feet; thence South 72 degrees 49 minutes 29 seconds East, a distance of 104.44 feet; thence South 81 degrees 51 minutes 49 seconds East, a distance of 105.75 feet; thence South 81 degrees 29 minutes 11 seconds East, a distance of 97.39 feet; thence South 88 degrees 22 minutes 26 seconds East, a distance of 54.78 feet; thence South 89 degrees 52 minutes 22 seconds East, a distance of 47.18 feet; thence South 19 degrees 57 minutes 57 seconds West, a distance of 238.98 feet; thence South 46 degrees 18 minutes 35 seconds East, a distance of 93.54 feet; thence South 83 degrees 34 minutes 04 seconds West, a distance of 309.10 feet; thence South 83 degrees 28 minutes 00 seconds West, a distance of 8.01 feet to the POINT OF BEGINNING.

PARCEL "I":

Commence at the Southwest Corner of Lot 1, Block "C", South of Tully Survey of Panacea, as per plat in Deed Book 1, Page 5, in the records of the Clerk of Circuit Court of Wakulla County, Florida; thence run South 08 degrees 40 minutes 00 seconds East 1103.50 feet; thence North 83 degrees 28 minutes 00 seconds East 938.26 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run thence North 29 degrees 17 minutes 35 seconds East, a distance of 37.33 feet; thence North 19 degrees 15 minutes 20 seconds East, a distance of 44.88 feet; thence North 06 degrees 06 minutes 43 seconds East, a distance of 116.79 feet; thence North 35 degrees 31 minutes 11 seconds West, a distance of 24.66 feet; thence North 79 degrees 32 minutes 50 seconds West, a distance of 19.86 feet; thence South 83 degrees 18 minutes 41 seconds West, a distance of 31.43 feet; thence South 71 degrees 00 minutes 54 seconds West, a distance of 36.57 feet; thence North 06 degrees 30 minutes 02 seconds West, a distance of 22.02 feet; thence North 22 degrees 09 minutes 01 seconds East, a distance of 15.92 feet; thence North 88 degrees 43 minutes 30 seconds East, a distance of 20.32 feet; thence North 75 degrees 14 minutes 52 seconds East, a distance of 32.41 feet; thence North 12 degrees 44 minutes 33 seconds East, a distance of 13.97 feet; thence North 02 degrees 40 minutes 09 seconds East, a distance of 58.56 feet; thence North 53 degrees 59 minutes 25 seconds West, a distance of 37.34 feet; thence North 80 degrees 01 minutes 59 seconds West, a distance of 49.82 feet; thence North 65 degrees 29 minutes 00 seconds West, a distance of 65.35 feet; thence North 44 degrees 14 minutes 25 seconds East, a distance of 18.27 feet; thence South 89 degrees 03 minutes 58 seconds East, a distance of 45.50 feet; thence South 72 degrees 49 minutes 29 seconds East, a distance of 104.44 feet; thence South 81 degrees 51 minutes 49 seconds East, a distance of 105.75 feet; thence South 81 degrees 29 minutes 11 seconds East, a distance of 97.39 feet; thence South 88 degrees 22 minutes 26 seconds East, a distance of 54.78 feet; thence South 89 degrees 52 minutes 22 seconds East, a distance of 47.18 feet; thence South 19 degrees 57 minutes 57 seconds West, a distance of 238.98 feet; thence South 46 degrees 18 minutes 35 seconds East, a distance of 93.54 feet; thence South 83 degrees 34 minutes 04 seconds West, a distance of 309.10 feet; thence South 83 degrees 28 minutes 00 seconds West, a distance of 8.01 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCELS "G", "H", AND "I" the following:

The North Half (N 1/2) of that certain portion of Chickasaw Street, as described in that certain plat of Agua de Vida, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 12, of the Public Records of Wakulla County, Florida, that may at any time be abandoned by the Board of County Commissioners of Wakulla County, Florida; provided, however, such parcel shall be SUBJECT TO a perpetual, non-exclusive easement for ingress, egress, and utilities, along the South 7 1/2 feet thereof, connecting to the Western end of that certain Grant of Perpetual Easement as recorded in Official Records Book 200, Page 862, of the Public Records of Wakulla County, Florida, which easement shall be an easement appurtenant to all property located on Hungry Point in Panacea, Wakulla county, Florida.

PARCEL 2:

Lots 1, 2, and 3, Block "O", Agua de Vida Subdivision, Panacea, according to the map or plat thereof as recorded in Plat Book 1, Page 12, of the Public Records of Wakulla County, Florida.