

This instrument prepared by:
Robert M. Ervin Jr.
Attorney at Law
Post Office Drawer 1170
Tallahassee, FL 32302

Quitclaim Deed

THIS QUITCLAIM DEED, made this 28th day of May 2020 by **Charles Kevin Corbin a/k/a Charles Corbin**, whose address is 149 Rio Paz Trace, Crawfordville, FL 32327, (hereinafter called "First Party"), to **DeGreta Burnett Corbin**, whose address is 149 Rio Paz Trace, Crawfordville, FL 32327, (hereinafter called "Second Party"),

WITNESSETH:

First Party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Second Party, for and during Second Party's natural life, and on Second Party's death to **William Chase Corbin and Charles Cody Corbin**, as tenants in common, all the right, title, interest, claim and demand which First Party has in and to that certain land situate, lying and being in Wakulla County, Florida, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Subject property is not the homestead of First Party.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of First Party, either in law or equity, in or to such property.

PROVIDED that First Party reserves unto First Party the exclusive possession, use and enjoyment of the above-described premises, and the rents, issues and profits deriving therefrom, for and during the natural lifetime of First Party, without any liability for waste, and with full power and authority in First Party to sell, convey, mortgage, lease and otherwise dispose of the above-described property in fee simple, with or without consideration, and to keep absolutely any and all proceeds derived therefrom, and with the right to change Second Party or remaindermen at any time, all without the joinder or consent of Second Party or of remaindermen.

IN WITNESS WHEREOF, First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:
(Print Witness Name Beneath Witness Signature)

Sign: [Signature]
Print: Robert M. Ervin Jr.

[Signature]
Charles Kevin Corbin

Sign: [Signature]
Print: Marianne Kendall

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 28TH day of May 2020 by Charles Kevin Corbin, who is personally known to me and produced Fla. DL as identification.



[Signature]
(Signature of Notary Public)
(Print Name/Commission No./Expiration Date)

The property description contained herein was supplied by First Party.
No title search or examination, nor title opinion, was asked of or provided by the preparer of this deed.

EXHIBIT "A"

PAGE 1 OF 2

Commence at a point where the Western boundary line of the right of way of State Road #10 (now State Road Number 363 and U.S. Highway Number 319) intersects with the Northern boundary of Section 33, Township 2 South, Range 1 East, Wakulla County, Florida; thence run along said right of way of State Road Number 10, South 10 degrees 50 minutes 30 seconds East, a distance of 367.59 feet to a concrete monument to the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue South 10 degrees 50 minutes 30 seconds East; a distance of 286.54 feet to a rod and cap; thence leaving said right of way run, West, a distance of 592.59 feet to a concrete monument lying on the Easterly right of way of Old Woodville Highway; thence run along said right of way, North 11 degrees 18 minutes 57 seconds West, a distance of 287.00 feet to a rod and cap; thence leaving said right of way run, East, a distance of 595.01 feet to the POINT OF BEGINNING. Containing 3.84 acres, more or less.

AND

Inst:0000208729 Date:03/19/2004 Time:13:27

Doc Stamp-Deed : 700.00

DC, Brent Thurmond, WAKULLA County 8:529 P:125

EXHIBIT "A"

PAGE 2 OF 2

Commence at an old concrete monument marking the Southeast corner of Section 29, Township 3 South, Range 1 East, Wakulla County, Florida, and thence run South 89 degrees 27 minutes 15 seconds West along the Section Line 450.23 feet, thence run North 400.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 876.46 feet to the Northerly right-of-way boundary of a powerline easement, thence run North 85 degrees 20 minutes 32 seconds West along said right-of-way boundary 350.00 feet, thence run South 668.68 feet, thence run South 82 degrees 58 minutes 55 seconds West 954.49 feet to a point on a cul-de-sac, the center point of said cul-de-sac being located South 58 degrees 03 minutes 21 seconds West 50.00 feet, thence run Southerly along said cul-de-sac with a radius of 50.00 feet, through a central angle of 73 degrees 44 minutes 23 seconds for arc distance of 64.35 feet, the chord of said arc being South 04 degrees 55 minutes 32 seconds West 50.00 feet, thence run North 82 degrees 58 minutes 55 seconds East 1311.16 feet to the POINT OF BEGINNING

Inst:0000186522 Date:03/18/2002 Time:11:00:18

Doc Stamp-Deed : 266.00

DC, Brent Thurmond, WAKULLA County B:437 P:657

Recorders Memo:
 Legibility of some entries on this page not
 suitable for Microfilm/Imaging records.