

Prepared by: Ryan + Alexandra H. Carroll (Self prepared)

Quit Claim Deed
(689.02 & 695.26 F.S.)

This Quit Claim Deed executed this 4th day of MAY, 2021, by first party,

Grantor Ryan M. Carroll, Alexandra H. Carroll, To second party,

Grantee Theresa S. Hillier, Shawn M. Hillier, Sara M. Turner, Carly

Whose post office address is 3180 Spring Creek Hwy, Crawfordville, FL 32327 ^{Partner as joint tenants with rights of survivorship}

Witnesseth, that the said first party, for the sum of \$ 0, and other good and valuable consideration paid by the 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 and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Wakulla County, Florida to wit:

* See exhibit A attached

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed and delivered in presence of:

Kathryn ECK
Witness signature

Kathryn ECK
Printed name

Jan H Colvin
Witness signature

Jan H Colvin
Printed name

Witness signature

Printed name

Witness signature

Printed name

Ryan Michael Carroll
Grantor Signature

Ryan Michael Carroll
Printed name

3120 Spring Creek Hwy, Crawfordville, FL 32327
Address

Alexandra Hanne Carroll
Grantor signature

Alexandra Hanne Carroll
Printed name

3120 Spring Creek Hwy, Crawfordville, FL 32327
Address

County of: Wakulla State of: Florida 4th day of MAY, 2021 The party of the first part appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by the signature(s) on the instrument the person(s) upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal.



Kathryn ECK
Notary signature

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone 850-962-2538
Fax 850-962-1103

February 9, 2021

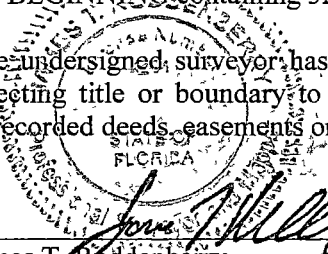

Legal Description of a 32.71 Acre Tract
Certified To: Theresa S. Hillier,
Ryan M Carroll

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17, .051/.052, Florida Administrative Code).

Parcel "A":

Commence at a point marking the Southeast corner of Lot 65 of the Hartsfield Survey of Lands in Wakulla County, Florida, thence run South 70 degrees 21 minutes 44 seconds West along the Southerly boundary of said Lot 65 a distance of 845 56 feet to a concrete monument lying on the Westerly right of way boundary of Spring Creek Highway (State Road No. 365), thence leaving said Westerly right of way boundary run South 70 degrees 49 minutes 52 seconds West 107.80 feet to an iron rod marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 70 degrees 55 minutes 44 seconds West 1,053.44 feet, thence run North 17 degrees 47 minutes 36 seconds West 1,173 46 feet; thence run North 71 degrees 07 minutes 23 seconds East 833.29 feet; thence run South 18 degrees 44 minutes 32 seconds East 210.00 feet; thence run North 71 degrees 15 minutes 28 seconds East 979.94 feet to a point lying on said Westerly right of way boundary, said point also lying on a curve concave to the Westerly; thence run Southerly along said Westerly right of way boundary and said curve with a radius of 5,879.58 feet; through a central angle of 09 degrees 58 minutes 05 seconds, for an arc distance of 1,022.89 feet; chord being South 15 degrees 36 minutes 53 seconds West 1,021.60 feet, thence leaving said Westerly right of way boundary and said curve run North 05 degrees 56 minutes 47 seconds West 167.80 feet to a concrete monument (marked 2919); thence run North 21 degrees 03 minutes 13 seconds East 182.50 feet to a concrete monument; thence run North 40 degrees 19 minutes 57 seconds West 142.39 feet to a concrete monument (marked 2919); thence run North 34 degrees 45 minutes 47 seconds West 186 05 feet to a concrete monument (marked 2919); thence run South 35 degrees 20 minutes 22 seconds West 139.03 feet to a concrete monument (marked 2919); thence run South 61 degrees 04 minutes 30 seconds West 243 25 feet to an iron rod and cap (marked 7160); thence run South 28 degrees 01 minute 21 seconds East 614.39 feet to the POINT OF BEGINNING containing 32.71 acres, more or less.

The undersigned, surveyor, has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

20-1013ac32.71