

This Instrument prepared by & return to

*Name: Frances C. Lowe, Esq.
Frances Casey Lowe, P.A.*

*Address: 68 A Feli Way
Crawfordville, Florida 32327*

Parcel ID#: A portion of 07-3S-04W-000-00124-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED ("Deed"), is made this 12 day of July, 2021, by Susan M. Thomas, a married woman, whose is the Personal Representative of the Estate of Grace E. Langston, whose address is 8006 Smith Creek Road, Tallahassee, Florida 32310, hereinafter called the "Grantor", and Maria Whited McCreless, a UNMARRIED woman, whose address is 89 Edgewood Drive, Crawfordville, Florida 32327, hereinafter called the "Grantee".

Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same.

Now, Therefore, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all in that certain land situate in Wakulla County, Florida to-wit described as the Property:

A portion of 1716 Smith Creek Road, Sopchoppy, Florida; Parcel Id No. 07-3S-04W-000-00124-000; more particularly described as:

See Exhibit "A" attached hereto and incorporated herein.

Being a portion of the same property conveyed to Jimmy Langston and Grace Langston, husband and wife, via Quit Claim Deed on October 25, 2006, and recorded in Official Records Book 680, Pages 888-889, of the Public Records of Wakulla County, Florida.

The Estate of Grace E. Langston was admitted to probate in the Circuit Court of Wakulla County, Florida, Probate Division Case No. 2020-CP-96; Susan M. Langston received the Personal Representative's Release and Certification of Distribution of Real Property, and an Order Determining Homestead Status of Real Property was entered on May 26, 2021 and recorded in Official Records Book 1210, Pages 394-403, of the Public Records of Wakulla County, Florida, and is attached hereto as Exhibit "B".

The Property described herein is not the Constitutional Homestead of Grantor.

Subject to taxes for 2021 and subsequent years, all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever

In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

*Title not warranted nor guaranteed by preparer.
Signed and sealed in the presence of:*

Grantor

Christine P. Gibson
Witness Signature

CHRISTINE P. GIBSON
Printed Name

Sharon L. Beal
Witness Signature

Sharon L. Beal
Printed Name

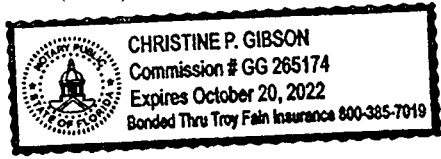
Susan M. Thomas L.S.
Susan M. Thomas

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of July, 2021 by Susan M. Thomas, a married woman:

- is personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

(Seal)



Christine P. Gibson

CHRISTINE P. GIBSON
Print Name

Notary Public

My Commission Expires: 10/20/2022

EXHIBIT "A"

Unofficial Copy

Langston Surveying & Mapping, LLC
67 Chelsea Drive
Crawfordville, FL 32327
(850) 491-3880

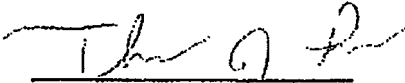
Legal Description	Grace E. Langston Estate	07/01/2020
Certified To:	<i>MARIA</i>	

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, Florida Administrative Code).

PARCEL D:

Commence at a government concrete monument marking the Northwest corner of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida and run South 89 degrees 55 minutes 52 seconds East along the North boundary of said Section 7 (as monumented) a distance 181.82 feet to an iron rod and cap (marked #6475) lying on the Westerly right of way boundary of Smith Creek Road (State Road No; S-375), thence run South 24 degrees 51 minutes 15 seconds East along said right of way boundary 1861.04 feet to a concrete monument, thence run South 24 degrees 47 minutes 15 seconds East along said right of way boundary 359.65 feet to an iron rod and cap (marked #6468) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 24 degrees 47 minutes 15 seconds East along said right of way boundary 140.49 feet to a concrete monument, thence leaving said right of way boundary run South 75 degrees 00 minutes 23 seconds West 240.01 feet to an iron rod and cap (marked #7160), thence run North 16 degrees 16 minutes 05 seconds West 138.48 feet to an iron rod and cap (marked #6468), thence run North 75 degrees 00 minutes 23 seconds East 219.19 feet to the POINT OF BEGINNING, containing 0.73 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 record, unrecorded deeds, easements or other instruments which could affect the boundaries.



Thomas J. Langston
Professional Surveyor and Mapper
Florida Certificate No: 6468
LB NO. 7793
job no: 20-022PARCEL-D

EXHIBIT "B"

Unofficial Copy

Filing # 127564939 E-Filed 05/26/2021 11:24:02 AM

IN THE CIRCUIT COURT OF WAKULLA COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF GRACE E. LANGSTON

File No: 2020-CP-96
Division Probate

Deceased.

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate – direct lineal heir – exempt from claims)

On the Petition of Susan M. Thomas, Personal Representative of the above Estate for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the Petition and hearing, or have waived notice thereof, the Court finds that:

1. The decedent died intestate and was domiciled in Wakulla County, Florida;
2. The decedent was survived by one or more direct lineal heirs;
3. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property collectively (the "Property"):
1716 Smith Creek Road, Sopchoppy, Florida; Parcel Id No. 07-3S-04W-000-00124-000; more particularly described as:

See Exhibit "A" attached hereto and incorporated herein.

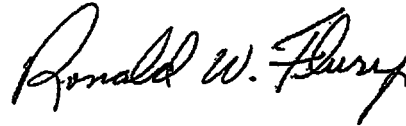
constituted the homestead of the Decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from claims of Decedent's creditors inured to the Decedent's devisees, James William Langston (Son), Susan Marie Thomas (Daughter) and Maria Whites McCreless (Granddaughter), at the time of the Decedent's death.

ADJUDGED FURTHER that the Personal Representative is authorized and directed to surrender all of the Property which may be in the possession or control of the Personal Representative to the Decedent's devisees as follows: James William Langston vesting ownership Parcels A and B, Susan Marie Thomas vesting ownership Parcel C,

and Maria Whited McCreless vesting ownership Parcel D, of the attached Exhibit "A",
and that the Personal Representative shall have no further responsibility with respect to it.

ORDERED on May 26, 2021.



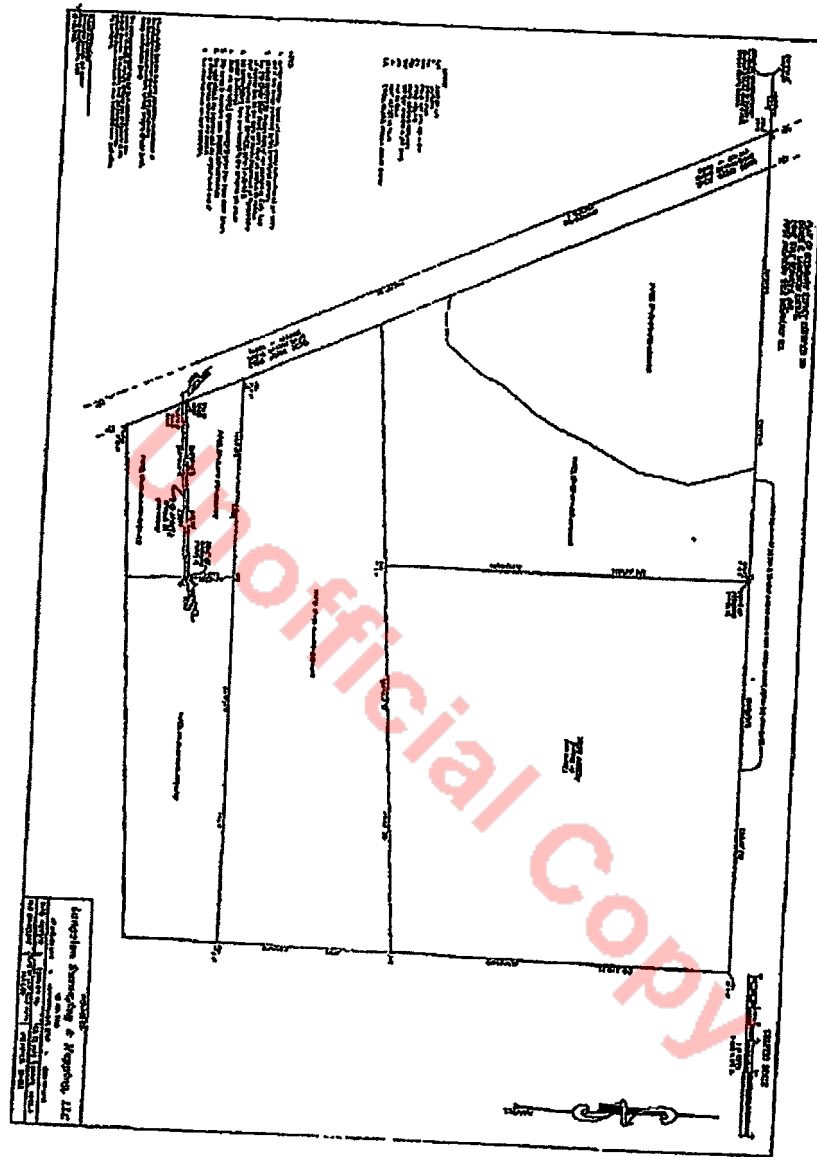
Circuit Judge

Conformed Copy:
Frances Casey Lowe, Esq.
Frances Casey Lowe, P.A.
68-A Feli Way
Crawfordville, FL 32327

Official Copy

EXHIBIT "A"

Unofficial Copy



Langston Surveying & Mapping, LLC
67 Chelsea Drive
Crawfordville, FL 32327
(850) 491-3880

Legal Description Certified To:	Grace E. Langston Estate	07/01/2020
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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 6J-17, Florida Administrative Code).

PARCEL A:

Commons at a government concrete monument marking the Northwest corner of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida and run South 88 degrees 55 minutes 52 seconds East along the North boundary of said Section 7 (as monumented) a distance 181.82 feet to an iron rod and cap (marked #8475) lying on the Westerly right of way boundary of Smith Creek Road (State Road No: S-376), thence leaving said right of way boundary run North 89 degrees 55 minutes 51 seconds East along said North boundary (as monumented) a distance of 1383.78 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 88 degrees 59 minutes 01 seconds East 1207.99 feet to a concrete monument, thence run South 05 degrees 52 minutes 39 seconds West 1018.72 feet to an iron rod and cap (marked #8463), thence run South 86 degrees 16 minutes 51 seconds West 1189.83 feet to a concrete monument, thence run North 00 degrees 02 minutes 56 seconds East 1099.13 feet to the POINT OF BEGINNING, containing 28.99 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 record, unrecorded deeds, easements or other instruments which could affect the boundaries.


Thomas J. Langston
Professional Surveyor and Mapper
Florida Certificate No: 6488
LB NO. 7783
Job no: 20-022PARCELA

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87 Chelsea Drive
Crawfordville, FL 32327
(850) 491-3880

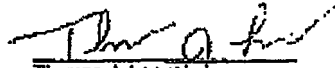
Legal Description	Grace E. Langston Estate	07/01/2020
Certified To:		

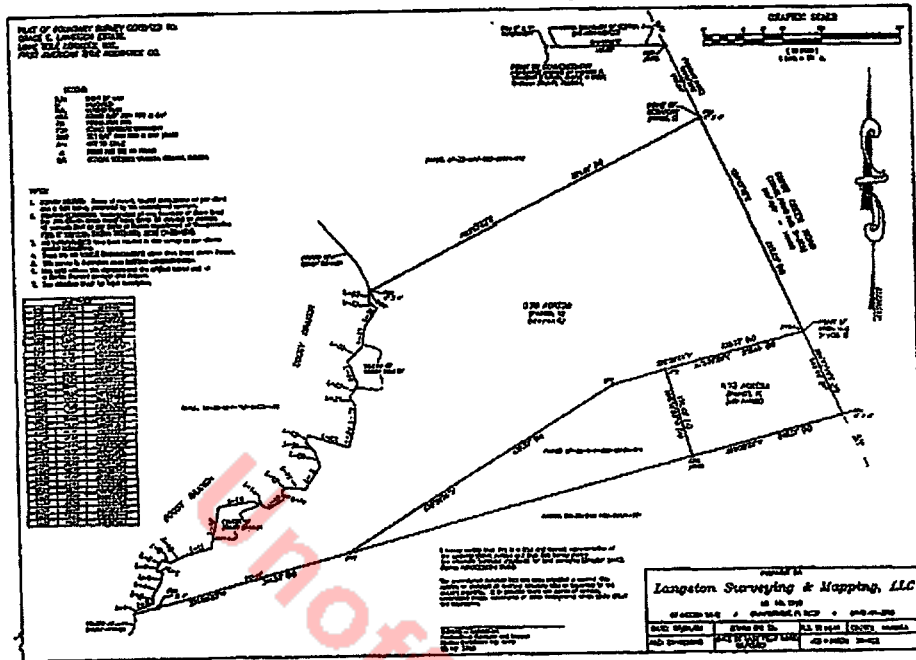
I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 63-17, Florida Administrative Code).

PARCEL B:

Commence at a government concrete monument marking the Northwest corner of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida and run South 89 degrees 55 minutes 52 seconds East along the North boundary of said Section 7 (as monumented) a distance 181.82 feet to an iron rod and cap (marked #6475) lying on the westerly right of way boundary of Smith Creek Road (State Road No: S-375), thence leaving said right of way boundary run North 89 degrees 58 minutes 51 seconds East along said North boundary (as monumented) a distance of 1363.73 feet to a concrete monument, thence run South 89 degrees 59 minutes 01 seconds East along said North boundary (as monumented) a distance of 1201.99 feet to a concrete monument, thence run South 80 degrees 52 minutes 39 seconds West 1541.22 feet to a concrete monument, thence run South 89 degrees 36 minutes 34 seconds West 122.40 feet to an iron rod and cap (marked #8465), thence run South 62 degrees 10 minutes 24 seconds East 135.17 feet to an iron rod and cap (marked #8468) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 02 degrees 10 minutes 24 seconds East 10.00 feet to an iron rod and cap (marked #8468), thence run South 86 degrees 19 minutes 06 seconds West 835.77 feet to a concrete monument (marked #2919) lying on the easterly right of way boundary of Smith Creek Road (State Road No: S-375), thence run North 25 degrees 29 minutes 29 seconds West along said right of way boundary a distance of 10.91 feet to a concrete monument (marked #2919), thence leaving said right of way boundary run North 89 degrees 19 minutes 58 seconds East 540.09 feet to the POINT OF BEGINNING, containing 0.12 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 record, unrecorded deeds, easements or other instruments which could affect the boundaries.


 Thomas J. Langston
 Professional Surveyor and Mapper
 Florida Certificate No: 6468
 LB NO. 7708
 Job no: 20-022PARCEL-B



Official Copy

Langston Surveying & Mapping, LLC
67 Chelsea Drive
Crawfordville, FL 32327
(850) 491-3880

Legal Description	Grace E. Langston Estate	07/01/2020
Certified To:	SUSAJ	

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, Florida Administrative Code)

PARCEL C:

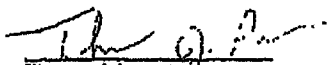
Commence at a government concrete monument marking the Northwest corner of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida and run South 89 degrees 55 minutes 52 seconds East along the North boundary of said Section 7 (as monumented) a distance 181.82 feet to an iron rod and cap (marked #6475) lying on the Westerly right of way boundary of Smith Creek Road (State Road No; S-376), thence run South 24 degrees 51 minutes 15 seconds East along said right of way boundary 188.04 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 24 degrees 47 minutes 15 seconds East along said right of way boundary 359.65 feet to an iron rod and cap (marked #6468), thence leaving said right of way boundary run South 75 degrees 00 minutes 23 seconds West 302.73 feet to an iron rod and cap (marked #6468), thence run South 58 degrees 09 minutes 16 seconds West 477.67 feet to an iron rod and cap (marked #6468), thence run South 75 degrees 00 minutes 23 seconds West 341.53 feet to the center of Boggy Branch, thence run Northerly and Easterly along the center of said Boggy Branch the following courses: North 41 degrees 31 minutes 56 seconds East 10.04 feet, North 68 degrees 54 minutes 42 seconds East 23.18 feet, North 04 degrees 34 minutes 48 seconds East 13.27 feet, North 34 degrees 49 minutes 30 seconds East 18.84 feet, North 18 degrees 51 minutes 32 seconds East 17.86 feet, North 62 degrees 17 minutes 42 seconds West 10.83 feet, North 09 degrees 19 minutes 39 seconds East 8.40 feet, North 40 degrees 54 minutes 24 seconds East 11.92 feet, South 72 degrees 24 minutes 27 seconds East 13.70 feet, North 60 degrees 57 minutes 16 seconds East 22.10 feet, North 78 degrees 20 minutes 36 seconds East 42.75 feet, North 11 degrees 54 minutes 59 seconds East 63.00 feet, North 81 degrees 28 minutes 13 seconds East 52.43 feet, South 66 degrees 15 minutes 10 seconds East 27.13 feet, North 58 degrees 04 minutes 57 seconds East 28.29 feet, North 04 degrees 17 minutes 00 seconds West 14.05 feet, North 64 degrees 03 minutes 19 seconds East 10.00 feet, South 82 degrees 46 minutes 06 seconds East 26.72 feet, North 33 degrees 17 minutes 17 seconds East 41.73 feet, North 16 degrees 51 minutes 12 seconds West 22.83 feet, North 41 degrees 52 minutes 54 seconds West 20.64 feet, North 17 degrees 41 minutes 40 seconds East 11.18 feet, South 72 degrees 55 minutes 46 seconds East 64.65 feet, North 14 degrees 07 minutes 43 seconds East 35.67 feet, North 03 degrees 21 minutes 10 seconds East 28.72 feet, North 29 degrees 20 minutes 38 seconds West 15.87 feet, North 30 degrees 49 minutes 09 seconds East 22.53 feet, North 20 degrees 58 minutes 37 seconds West 38.31 feet, North 46 degrees 08 minutes 12 seconds East 30.48 feet, North 08 degrees 19 minutes 12 seconds East 32.58 feet, North 33 degrees 38 minutes 38 seconds East 33.28 feet, North 50 degrees 55 minutes 27 seconds West 15.88 feet, North 01 degrees 15 minutes 20 seconds East 15.92 feet, thence leaving the center of said Boggy Branch run North 63 degrees 17 minutes 22 seconds East 571.61 feet to the POINT OF BEGINNING, containing 5.76 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 if it possible there are deeds of record,

1 of 2

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unrecorded deeds, easements or other instruments which could affect the boundaries.



Thomas J. Langston
Professional Surveyor and Mapper
Florida Certificate No: 6468
LB NO. 7793
job no: 20-022PARCEL-C

Unofficial Copy

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Crawfordville, FL 32327
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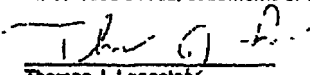
Legal Description	Grace E. Langston Estate	07/01/2020
Certified To:	<i>MARIA</i>	

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PARCEL D:

Commence at a government concrete monument marking the Northwest corner of Section 7, Township 3 South, Range 4 West, Wakulla County, Florida and run South 89 degrees 55 minutes 52 seconds East along the North boundary of said Section 7 (as monumented) a distance 181.82 feet to an iron rod and cap (marked #6475) lying on the Westerly right of way boundary of Smith Creek Road (State Road No; S-375), thence run South 24 degrees 51 minutes 15 seconds East along said right of way boundary 1881.04 feet to a concrete monument, thence run South 24 degrees 47 minutes 15 seconds East along said right of way boundary 359.65 feet to an iron rod and cap (marked #6468) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 24 degrees 47 minutes 15 seconds East along said right of way boundary 140.49 feet to a concrete monument, thence leaving said right of way boundary run South 75 degrees 00 minutes 23 seconds West 240.01 feet to an iron rod and cap (marked #7180), thence run North 16 degrees 18 minutes 05 seconds West 138.48 feet to an iron rod and cap (marked #6468), thence run North 75 degrees 00 minutes 23 seconds East 219.18 feet to the POINT OF BEGINNING, containing 0.73 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 record, unrecorded deeds, easements or other instruments which could affect the boundaries.



Thomas J. Langston
Professional Surveyor and Mapper
Florida Certificate No 6468
LB NO. 7793
job no: 20-022PARCEL-D