

This document prepared by and return to:  
Eric S Haug  
Eric S Haug Law & Consulting, P A  
1701 Hermitage Blvd , Suite 104  
Tallahassee, Florida 32308

Parcel ID 34-3S-01E-000-05532-000

**QUITCLAIM DEED**

This Quitclaim Deed, is made this <sup>13<sup>th</sup></sup> day of ~~May~~ <sup>July</sup>, 2021, by **MATTHEW Y. BROWN**, whose address is 55 Winfield Overlook, Suches, Georgia 30572, and **JOSEPH W. BROWN**, whose address is 1130 Timbercreek Court, Alpharetta, Georgia 30005, hereinafter called "Grantors", to **ROSCOE GRANT**, a married man, whose mailing address is 46 Savannah Forest Circle, Crawfordville, Florida 32327, hereinafter called "Grantee".

*Witnesseth*, that the said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee the receipt wherefore is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the Grantee, all the right, title, interest, claim and demand which said Grantors has in and to the following land, situate, lying and being in the County of ~~Wakulla, State of Florida, to-wit: -~~

See attached Exhibit "A"

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

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

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

This is not the homestead of Grantors as described by Florida Law.  
The street address of this property is: Port Leon Drive, St. Marks, Florida

Signed, sealed and delivered in our presence

Nalini B. Barineau  
Witness (signature)

Nalini B Barineau  
Witness (printed name)

[Signature]  
Witness (signature)

ERIC HAUG  
Witness (printed name)

[Signature]  
Matthew Y. Brown

STATE OF FLORIDA  
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [  ] online notarization on this 5<sup>th</sup> day of May, 2021, by Matthew Y. Brown, who is [  ] personally known to me or [ ] as produced a \_\_\_\_\_ as identification.

(Seal)

Nalini B. Barineau  
Notary Public (signature)

Nalini B. Barineau  
Printed Name

My Commission Expires



Nalini B. Barineau  
Comm. #HH076701  
Expires: Feb. 23, 2025  
Bonded Thru Aaron Notary

Holly Camalier  
Witness (signature)

Holly Camalier  
Witness (printed name)

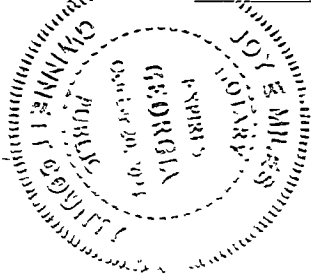
Joseph W. Brown  
Joseph W. Brown

Caitlin Cash  
Witness (signature)

Caitlin Cash  
Witness (printed name)

STATE OF FLORIDA  
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization on this 13<sup>th</sup> day of July, 2021, by Joseph W. Brown, who is [  ] personally known to me or [  ] has produced a \_\_\_\_\_ as identification.



(Seal)

Joy E Miles  
Notary Public (signature)  
Joy E Miles  
Printed Name  
My Commission Expires

Joy E Miles  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires October 20, 2024

Official Copy

Exhibit "A"Parcel 1:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH RANGE 1 EAST, WAKULLA COUNTY, FLORIDA, AND RUN IN A WESTERLY DIRECTION ALONG THE QUARTER SECTION LINE A DISTANCE OF 127.18 FEET TO THE EAST BOUNDARY OF STATE ROAD NO. 30, THENCE IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID STATE ROAD NO. 30 A DISTANCE OF 2153.26 FEET TO A POINT WHICH IS THE POINT OF THE BEGINNING. FROM SAID POINT OF BEGINNING RUN IN A NORTHEASTERLY DIRECTION 90 DEGREES FROM THE EAST BOUNDARY OF SAID STATE ROAD NO. 30 A DISTANCE OF 250 FEET, THENCE IN A NORTHWESTERLY DIRECTION PARALLEL TO THE EAST BOUNDARY OF SAID STATE ROAD NO. 30 A DISTANCE OF 100 FEET, THENCE 90 DEGREES IN A WESTERLY DIRECTION A DISTANCE OF 250 FEET TO THE EAST BOUNDARY OF SAID STATE ROAD NO. 30, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID STATE ROAD NO. 30 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

Parcel 2.

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND THENCE RUN DUE WEST FOR A DISTANCE OF 127.18 FEET TO A POINT ON THE EASTERN BOUNDARY LINE OF STATE ROAD NUMBER 30; THENCE RUN NORTH 16 DEGREES 29 MINUTES WEST ALONG THE EASTERN BOUNDARY LINE OF SAID STATE ROAD NUMBER 30 FOR A DISTANCE OF 953.26 FEET TO A POINT OF THE EASTERN BOUNDARY OF SAID STATE ROAD NUMBER 30, WHICH SAID POINT IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 73 DEGREES 20 MINUTES EAST FOR A DISTANCE OF 250 FEET; THENCE RUN NORTH 16 DEGREES 29 MINUTES WEST FOR A DISTANCE OF 200 FEET; THENCE RUN SOUTH 73 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 250 FEET; THENCE RUN SOUTH 16 DEGREES 29 MINUTES EAST FOR A DISTANCE OF 200 FEET AND ALONG THE EASTERN BOUNDARY OF SAID STATE ROAD NUMBER 30 TO A POINT WHICH IS THE POINT OF BEGINNING; ALL OF SAID PROPERTY BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND COMPOSING AND BEING LOTS NUMBERED 12, 13, 29 AND 30 OF BLOCK "C" OF THE A.F. RICH SUBDIVISION, IN WAKULLA COUNTY, FLORIDA.