

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
36 Ochlockonee Street
Crawfordville, FL 32327

Order No.: 21C-0912

Property Appraiser's Parcel I.D. (folio) Number.
00-00-089-000-11600-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED dated November 29, 2021, by Lennie Reid and James Ward, a married man, whose post office address is 33 Evergreen Dr, Crawfordville, Florida 32327 (the "Grantor"), to GASUCAWA L.L.C., whose post office address is 196 Fulton Harvey Road, Crawfordville, Florida, 32327 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in presence of.

• *[Signature]*
Witness Signature

• April Joy Howell
Printed Name of First Witness

• *[Signature]*
Witness Signature

• Steven Fordham
Printed Name of Second Witness

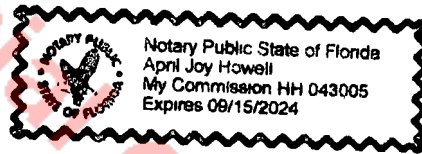
• *[Signature]*
Lennie Reid

• *[Signature]*
James Ward

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence this 21 of November, 2021 by Lennie Reid and James Ward, a married man, who is/are personally known to me or who produced DL as identification.

• *[Signature]*
Notary Public
(SEAL)



Unofficial Copy

Exhibit A

Commence at the intersection of the Easterly right of way line of U S Highway #319 with the Westerly boundary line of Lot 89, of the Hartsfield Survey of Lands in Wakulla County, Florida, said point lying on a curve to the right having a radius of 5679.67 feet; thence run along said Easterly right of way line and said curve Northeasterly along the arc thru a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328.33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328.28 feet to a rod and Cap; thence leaving said Easterly right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Westerly boundary line of property described in Official Records Book 1020, page 854 - 857, in the public records of Wakulla County, Florida, North 02 degrees 43 minutes 53 seconds East 142.61 feet to a concrete monument; thence leaving said Westerly boundary line run along the Southerly boundary line of said property as described in Official Records Book 1020, page 854 - 857, North 76 degrees 54 minutes 46 seconds East 138.79 feet to a rod and cap marking the Southwest corner of property described in Official Records Book 391, page 480 in the public records of Wakulla County, Florida; thence run along the Southerly boundary line of said property described in Official Records Book 391, page 480, North 76 degrees 52 minutes 19 seconds East 72.97 feet to a concrete monument; thence leaving said Southerly boundary line run South 00 degrees 00 minutes 01 seconds East 195.06 feet to a re-bar said point lying on an agreed upon boundary line that is located 0.50 feet South of an Old existing fence line; thence run along said agreed upon boundary line also being a line located 0.50 feet south of an Old existing fence line North 89 degrees 19 minutes 26 seconds West 213.15 feet to a re-bar; thence leaving said agreed upon boundary line run North 02 degrees 39 minutes 49 seconds East 2.10 feet to the POINT OF BEGINNING.

TOGETHER WITH the Easement described in Official Records Book 1209, page 342, of the public records of Wakulla County, Florida

NOTES

- No improvements were located in this survey other than those shown hereon
- No underground encroachments, utilities or foundations were located in this survey
- All measurements shown hereon are Standard U.S. Survey Feet and decimals thereof
- As scaled from Flood Insurance Rate Map for Wakulla County, Florida Community-Panel Number 121250 0225 E, Date of Firm Index September 26, 2014 This Property is located in Zone "X"
- The use of this survey is limited to the specific transaction shown hereon
- Subject to zoning setbacks, easements and restrictions of record
- Adjoining deeds of record were not provided to this firm
- Elevations are based on NAVD 88 Datum
- This survey was performed without benefit of deed
- Water boundary is subject to change due to natural causes and may or may not represent actual location of limit of tide

LEGEND

- FND - FOUND
- RB - RE BAR
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- PMB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #475
- D - DEED
- M - MEASURED
- FW - FRONT OF WAY
- RD - RADIUS
- DELTA - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- CB - CHORD BEARING
- L - ARC LENGTH
- RC - ROD AND CAP
- IP - IRON PIPE
- C - CALCULATED
- TEB - TELEPHONE BOX
- OEB - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CP - CALCULATED POINT
- RND - ROUND
- CP - POWER POLE
- RANGE - RANGE
- SRB 5/8" #475
- CONCRETE MONUMENT
- CONCRETE MONUMENT
- CONCRETE MONUMENT
- FND MONUMENTATION
- ID - IDENTIFICATION
- PH - PHONE
- WM - WATER METER
- EB - ELECTRIC BOX
- SO - STUB OUT
- (TYP) - TYPICAL
- END - BOUNDARY
- NOT TO SCALE
- LI - LINE CALL (SEE LINE TABLE)

Line Table(M)

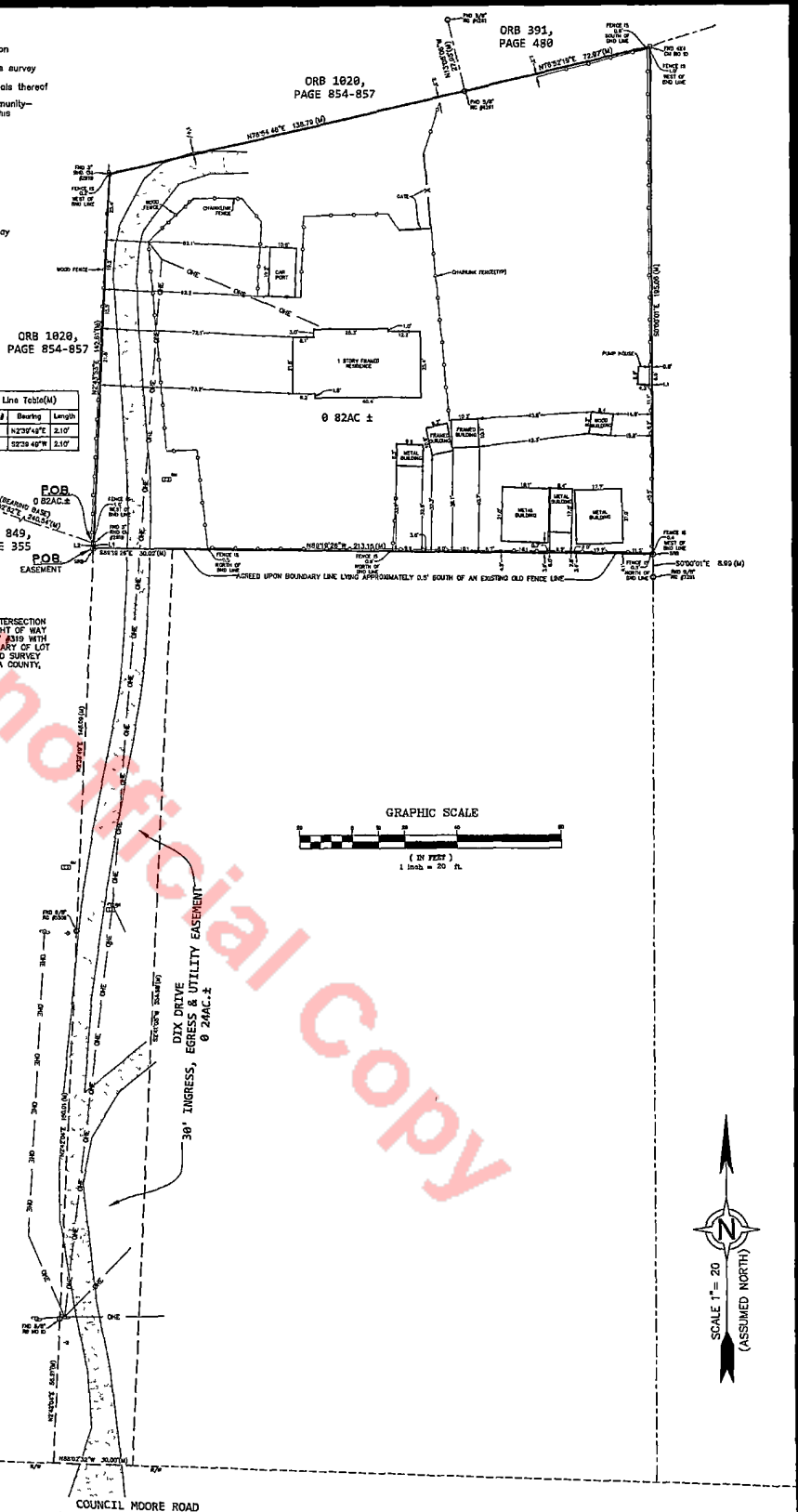
Line #	Bearing	Length
L1	N22°44'0" E	2.10'
L2	S22°44'0" W	2.10'

LEGAL DESCRIPTION

Commence at the intersection of the Easterly right of way line of U.S. Highway #319 with the Westerly boundary line of Lot 85, of the Hartfield Survey of Lands in Wakulla County Florida, said point lying on a curve to the right having a radius of 5679.67 feet; thence run along said Easterly right of way line and said curve Northwesterly along the arc to a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328.33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328.28 feet to a rod and cap thence leaving said Easterly right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument, said point being the POINT OF BEGINNING thence leaving said POINT OF BEGINNING run along the Westerly boundary line of property described in Official Records Book 1020 Page 854 857 in the public records of Wakulla County Florida, North 02 degrees 43 minutes 33 seconds East 143.61 feet to a concrete monument, thence leaving said Westerly boundary line run along the Southerly boundary line of said property as described in Official Records Book 1020 Page 854-857 North 76 degrees 54 minutes 46 seconds East 138.79 feet to a rod and cap marking the Southwest corner of property described Official Records Book 391 Page 480 in the Public Records of Wakulla County, Florida, thence run along the Southerly boundary line of said property described Official Records Book 391, Page 480 North 76 degrees 52 minutes 19 seconds East 72.97 feet to a concrete monument, thence leaving said Southerly boundary line run South 60 degrees 00 minutes 01 seconds East 151.05 feet to a re-bar said point lying on an agreed upon boundary line that is located 0.50 feet South of an old existing fence line, thence run along said agreed upon boundary line also being a line located 0.50 feet south of an old existing fence line North 89 degrees 19 minutes 26 seconds West 313.15 feet to a re-bar; thence leaving said agreed upon boundary line run North 02 degrees 39 minutes 49 seconds East 2.10 feet to the POINT OF BEGINNING Containing 0.82 acres more or less

TOGETHER WITH A 30' WIDE INGRESS, EGRESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commence at the intersection of the Easterly right of way line of U.S. Highway #319 with the Westerly boundary line of Lot 89, of the Hartfield Survey of Lands in Wakulla County, Florida, said point lying on a curve to the right having a radius of 5679.67 feet; thence run along said Easterly right of way line and said curve Northwesterly along the arc to a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328.33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328.28 feet to a rod and cap, thence leaving said Easterly right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument, thence run South 02 degrees 49 minutes 49 seconds West 2.10 feet to a re-bar, said point being the POINT OF BEGINNING, thence leaving said POINT OF BEGINNING run South 89 degrees 19 minutes 26 seconds East 30.02 feet; thence run South 02 degrees 41 minutes 08 seconds West 354.93 feet to a point lying on the Northerly right of way line of Council Moore Road, thence run along said Northerly right of way line North 88 degrees 02 minutes 32 seconds West 30.00 feet; thence leaving said Northerly right of way line run North 02 degrees 42 minutes 04 seconds East 56.21 feet to a re-bar; thence run North 02 degrees 42 minutes 04 seconds East 150.01 feet to a rod and cap, thence run North 02 degrees 39 minutes 49 seconds East 148.09 feet to the POINT OF BEGINNING Containing 0.24 acres more or less.



EDWIN BROWN & ASSOCIATES
 SURVEYORS * MAPPERS
 (850) 826-3016 888-433-4436 FAX (850) 826-8180
 P.O. Box 625 2813 Crawfordville Hwy Crawfordville, FL 32328

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.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

EDWIN G. BROWN
 Surveyor & Mapper
 Florida Certificate No 5959
 (LB# 6475)



THIS SURVEY IS CERTIFIED TO MITCHEL HOLDINGS LLC, LENNIE REID & JAMES WARD HARTFIELD TITLE TITLE RESOURCES GUARANTY COMPANY

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

REVISION	BY	DATE
REVISED LEGAL DESCRIPTION	JM	12/21/2021
PLAT OF BOUNDARY SURVEY PREPARED FOR MITCHEL HOLDINGS, LLC, LENNIE REID & JAMES WARD		
PREPARED BY EDWIN G. BROWN AND ASSOCIATES, INC. 2813 CRAWFORDVILLE HWY P.O. BOX 625 CRAWFORDVILLE, FL 32328 (850)826-3016		
INTERIOR/PAGE 646/750	COUNTY WAKULLA	DRAWN BY AA
INTERIOR/PAGE	HARTFIELD LOT 89	SCALE 1" = 20'
INTERIOR/PAGE		CHECKED BY WGB
SHEET 1 OF 1		SURVEY DATE: MAY 4, 2021
		JOB NUMBER: 21-337
		PSC# 43392

12/21/2021 3:30 PM 12/21/2021 3:30 PM