

Prepared by Renee Doyle
1555 Coastal Hwy
Panacea, FL 32346

Quit Claim Deed

(689 02 & 695 26 F S)

This Quit Claim Deed executed this 8th day of February, 2023, by first party,

Grantor Renee Doyle and Michael Aaron Womack, To second party,

Grantee Michael Aaron Womack and Renee Doyle Joint tenants with rights of survivorship.

Whose post office address is 274 Shallow Creek Dr Demorest, GA 30535
1555 Coastal Hwy Panacea, FL 32346

Witnessed, that the said first party, for the sum of \$ _____, 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 Attachment 1

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:

Debbie Dee

Witness signature
Debbie Dee

Printed name

Kaci Granger

Witness signature
Kaci Granger

Printed name

Debbie Dee

Witness signature
Debbie Dee

Printed name

Kaci Granger

Witness signature
Kaci Granger

Printed name

Renee Doyle

Grantor Signature
Renee Doyle

Printed name

1555 Coastal Hwy Panacea, FL 32346

Address

Michael Aaron Womack

Grantor signature
Michael Aaron

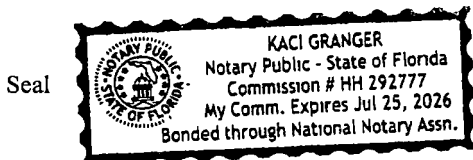
Printed name

274 Shallow Creek Dr Demorest GA

Address
30535

State of Florida
County of Wakulla

The Foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of February, 2023, by Renee Doyle & Michael Womack who is personally known to me or has produced FL DL's as identification and who did/did not take an oath.



Kaci Granger
Notary Public

Attachment 1

Prepared By and Return To:
Voxtur Settlement Services, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

File No : XFL22-67047

Property Appraiser's Parcel I D. Number:
24-5S-02W-057-03087-001

WARRANTY DEED

THIS WARRANTY DEED dated this 6 day of May, 2022, by Timothy Michael Holeda, II, a single man whose post office address is 900 W Tennessee St, Tallahassee, FL 32304 (the "Grantor"), to Renee Doyle, a single woman, and Michael Aaron Womack, a single man whose post office address is 274 Shallow Creek Drive, Demorest, GA 30535 (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 Two Hundred Forty-Five Thousand And No/100 Dollars (\$245,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Wakulla, State of Florida, viz:

Lot 10, Block "3", Panacea Mineral Springs, a Subdivision as per map or plat thereof recorded in Plat Book 1, Page 5, of the Public Records of Wakulla County, Florida.

Together with an undivided 1/6 interest in the following described property:

Common Area

Lot 7 and a Portion of Lot 4, Block "3", Panacea Mineral Springs, being more particularly described as follows:

Commence at the Northwest Corner of Lot 9, Block "3" of Panacea Mineral Springs, a Subdivision as per map or plat thereof recorded in Plat Book 1, Page 5 of the Public Records Office of Wakulla County, Florida, said point also lying on the southerly Right-of-Way of Hidden Springs Drive, commonly known as Tully avenue and the easterly Right-of-Way of U.S. Highway Number 98; thence run along said Southerly Right-of-Way South 64 degrees 11 minutes 43 seconds east 149.89 feet to the Point of Beginning; thence from said Point of Beginning continue South 64 degrees 11 minutes 43 seconds west 50.00 feet to a point lying on the Easterly Right-of-Way of a 15 foot wide access easement; thence leaving said Southerly Right-of-Way run along said easterly right-of-way south 25 degrees 43 minutes 01 seconds west 180.11 feet; thence leaving said Right-of-Way run North 64 degrees 08 minutes 33 seconds West 50.29 feet to an iron pipe; thence North 25 degrees 52 minutes 37 seconds East 59.84 feet to an iron pipe; thence North 25 degrees 46 minutes 25 seconds East 120.22 feet to the Point of Beginning.

Together with and subject to a 30 foot wide access and utility easement.

Subject to:

An 8 foot wide Utility Easement lying 4 feet either side of the following described centerline:

Commence at the Northwest Corner of Lot 9, Block "3" of Panacea Mineral Springs, a Subdivision as per map or plat thereof recorded in plat book 1, page 5 of the public records office of Wakulla County, Florida, Said point also lying on the Southerly Right-of-Way of hidden springs drive, commonly known as Tully avenue and the easterly Right-of-Way of U.S. Highway Number 98; thence run along easterly Right-of-Way south 25 degrees 45 minutes 14 seconds west 60.00 feet to the Point of Beginning; thence from said Point of Beginning run South 64 degrees 11 minutes 43 seconds East 100.05 feet to the Point of Terminus.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD; the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

Official Copy