

Prepared by Phyllis M. Simon
Address 1152 Sorcheray Hwy
Sorcheray Fl 32358

Quit Claim Deed
(689 02 & 695.26 F S)

This Quit Claim Deed executed this 11 day of 20, 23, by first party,

Grantor Gerald L. Thomas, to second party,

Grantee Gerald L. Thomas + Phyllis M. Simon with SRs

Whose address is 1152 Sorcheray Hwy Sorcheray Fl 32358

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: (insert legal or attach Exhibit A)

Exhibit A

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. (2 witness' required for each Grantor signature)

(1) Witness Signature: Debbie Dee

Printed Name: Debbie Dee

Address: 3056 Crawfordville Hwy
Crawfordville FL 32327

Grantor Signature: Gerald Thomas

Printed Name: GERALD L. THOMAS

Address: 156 Luke Smith Rd.
Crawfordville FL 32327

(2) Witness Signature: Donna Richardson

Printed Name: Donna Richardson

Address: 3056 C-ville Hwy, C-ville FL 32327

(1) Witness Signature: _____

Printed Name: _____

Address: _____

Grantor Signature: _____

Printed Name: _____

Address: _____

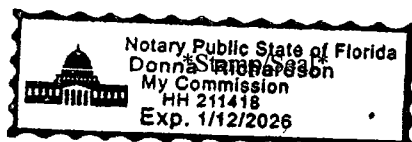
(2) Witness Signature: _____

Printed Name: _____

Address: _____

State of Florida
County of Wakulla

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization this 20th day of November, 2023, by Gerald L. Thomas who is personally known to me or has produced FLDL exp 5/18/26 as identification and who did/did not take an oath.



Donna Richardson
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of the Southeast Quarter of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida, (an old and well established at Southeast Corner of lands of the U.S. Government and marked by a concrete monument), thence run South 89 degrees 54 minutes 44 seconds East along the half section line, 210.00 feet to a concrete monument and the POINT OF BEGINNING of tract herein conveyed; from the POINT OF BEGINNING continue South 89 degrees 54 minutes 44 seconds East along the half section line, 120.0 feet to a concrete monument; thence run South 00 degrees 05 minutes 16 seconds West, 340.17 feet to a concrete monument on the North right-of-way of a County road; thence run South 69 degrees 01 minutes 20 seconds West along the North right-of-way of a said County road, 128.60 feet to a concrete monument; thence run North 0 degrees 05 minutes 16 seconds East 386.40 feet to the POINT OF BEGINNING. Situate, lying and being in the Northwest corner of the Southeast Quarter of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida.

156 Luke Smith Road, Crawfordville, FL 32327
2002 Mobile Home 76 X 32; Serial #: FLHML3B1611
Approximately .5 acres; located outside a municipality.
Parcel ID: 09-3S-01W-130-04352-003

EXHIBIT "A"

Commence at a concrete monument marking the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida and thence run South 88 degrees 20 minutes 59 seconds East along the North boundary of the Northeast Quarter of the Southeast Quarter of said Section 9, a distance of 208.72 feet, thence run South 02 degrees 23 minutes 27 seconds West 208.72 feet to the Point of Beginning. From said Point of Beginning, continue South 02 degrees 23 minutes 27 seconds West 235.06 feet, thence run South 89 degrees 54 minutes 44 seconds East 208.72 feet, thence run North 02 degrees 23 minutes 27 seconds East 235.06 feet, thence run North 89 degrees 54 minutes 44 seconds West 208.72 feet to the Point of Beginning, containing 1.13 acres, more or less.

Subject to a roadway easement over and across the Easterly 10.00 feet thereof.

Documentary Stamps Paid \$.70
Date 1-14-93 Wakulla County,
Florida J. Harold Thurmond, Clerk of
Circuit Court.

By [Signature]
Deputy Clerk

RE 205 FILE 640

EXHIBIT "A"

1.00 ACRE TRACT

Commence at a concrete monument marking the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida and thence run South 02 degrees 23 minutes 27 seconds West along the West boundary of the Northeast Quarter of the Southeast Quarter of said Section 9, said West boundary also being the East boundary of Spencer Development, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 39 of the Public Records of Wakulla County, Florida, a distance of 655.24 feet to the South boundary of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 9, thence run South 88 degrees 54 minutes East along said South boundary 208.75 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 02 degrees 23 minutes 27 seconds East 209.63 feet, thence run South 89 degrees 54 minutes 44 seconds East 208.72 feet, thence run South 02 degrees 23 minutes 27 seconds West 207.81 feet to the South boundary of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 9, thence run North 88 degrees 54 minutes West along said South boundary 208.75 feet to the POINT OF BEGINNING containing 1.00 acre, more or less.

OFF-
REC. 202 PAGE 137

WARRANTY DEED

THIS WARRANTY DEED, made this 12th day of January, 1990, between HERMAN SIMMONS, a married man and WILLIE MAE SIMMONS, his wife, hereinafter called the Grantors, as party of the First Part, and PHYLLIS M. SIMMONS, a single woman, party of the Second Part, whose address is Post Office Box 5015, Tallahassee, Florida 32314, Leon County, hereinafter called the Grantee.

(Wherever used herein the terms 'Grantors' and 'Grantees' include all the parties to this instrument, their heirs, legal representatives and assigns of individuals.)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, renise, and release and confirm unto the Grantee, all those certain parcels of land lying and being in the County of Wakulla, Florida, more particularly described as follows:

Begin at the southeast corner of the Southwest Quarter (361/4) of Section Four (4), Township Five South, Range Two West and run west 12 chains and 371/2 links, then run north 10 chains and 34 links, to north side of State Road No. 10, which is the point of beginning. From said point of beginning run north 5 chains and 56 links to an iron pipe, then west 31/2 chains to an iron pin, then run south to State Road No. 10, thence east along said State Road No. 10 to the point of beginning, containing 2 1/3 acres, more or less, in the Southwest Quarter of Section Four, Township Five South, Range Two West.

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

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 warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

Signed, Sealed, and delivered
in our presence:

Carl Marshall Jones
Witness

Wilbur B. Mosley
Witness

→ (His mark)

Herman Simmons, Grantor

Willie Mae Simmons
Willie Mae Simmons, Grantor

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this 17, before me, an officer duly authorized in the state aforesaid to take acknowledgments, personally appeared Herman Simmons and Willie Mae Simmons, known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

OFF 160 PAUL 711
REL

83626

1990 JAN 12 PM 1:50

RECORDED
AT TIME & DATE NOTED

J. HAROLD THOMPSON
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA