

Prepared by: Amy S. Seidler
Address: 9 Pirate's Cove Lane
St. Marks, FL 32355

Quit Claim Deed
(689.02 & 695.26 F.S.)

This Quit Claim Deed executed this 13 day of November, 2024, by first party,
Grantor Amy S Seidler (Now known as Amy S. Sheddan) to second party,
Grantee Amy S Sheddan or Paul C. Sheddan (wife & husband)
Whose address is 9 Pirate's Cove Lane St. Marks, FL 32355

Witnessed, that the said first party, for the sum of \$ 1.00, 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)

See attached 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: Suzanne McCord
Printed Name: Suzanne McCord
Address: 14 Boardwalk Way
Crawfordville, FL 32327

Grantor Signature: Amy S Seidler
Printed Name: Amy S. Seidler
Address: 9 Pirate's Cove Lane
St. Marks, FL 32355

(2) Witness Signature: Sandie Weeks
Printed Name: Sandie Weeks
Address: 158 White Oak Drive Crawfordville, FL 32327

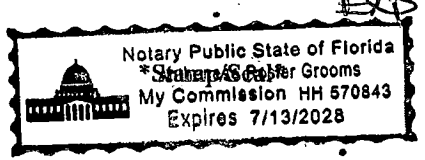
(1) Witness Signature: _____
Printed Name: _____
Address: _____

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 X physical presence or _____ online notarization this 13 day of November, 2024 by Amy Suzanne Sheddan who is personally known to me or has produced FN # 8350-D14-5899 as identification and who did/did not take an oath.



Deborah Posner Seaman
Notary Public

Inst: 293546 Date:10/20/2010 Time:01:46 PM Doc Stamp-Deed: \$875.00 DRICHARDSON DC, Brent Thurmond, WAKULLA County B: 837 P: 198 - 198

Exhibit A

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20102655AMO
Parcel I.D. #: 02-4S-01E-264-05615-015

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of October, A.D. 2010, by **ROBERT WEBSTER and HELAIRE WEBSTER, HUSBAND AND WIFE**, hereinafter called the grantors, to **AMY S. SEIDLER**, whose post office address is **9 PIRATES COVE LANE, ST. MARKS, FL. 32355**, hereinafter called the grantee: ***A SINGLE WOMAN**

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Lot 15 of A REPLAT OF PELICAN BAY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 77, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2010 and subsequent years, restrictions, reservations, covenants and easements 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.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 December 31, 2009.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Gayla H Kee
Witness Signature

Gayla H Kee
Printed Name

M D
Witness Signature

Shaun R. Hayman
Printed Name

Robert Webster L.S.
ROBERT WEBSTER
Address:
131 FORT HUGAR WAY, MANTEO, NC 27954

Helaine Webster L.S.
HELAIRE WEBSTER
Address:
131 FORT HUGAR WAY, MANTEO, NC 27954

State of NORTH CAROLINA
County of DARE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ROBERT WEBSTER and HELAIRE WEBSTER, HUSBAND AND WIFE, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and that I relied upon the following forms of identification of the above-named person discussed and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 12 day of October, A.D. 2010.

My Commission Expires 5/6/2013
Notary Public Rubber Stamp Seal

Laura B. Davies
Notary Signature

Laura B. Davies
Printed Notary Signature

