

Prepared by:
Daniel M. Genet, Esq.
5322 Primrose Lake Circle, Suite F
Tampa, FL 33647

After Recording Please Return to:
George M. Burns
3456 Spring Creek Hwy
Crawfordville, FL 32327

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on this 13th day of January, 2025 by, Linda Young, a single woman, whose address is 18807 Victor Manuel Drive, Lutz, FL 33548, Lenford C. Burns, whose address is 3456 Spring Creek Highway, Crawfordville, FL 32327, and George M. Burns, a married man, whose address is 3456 Spring Creek Highway, Crawfordville, FL 32327 herein called the Grantors, to George M. Burns, a married man, whose address is 3456 Spring Creek Highway, Crawfordville, FL 32327 herein called the Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby remise, release and quitclaim unto the Grantee all of the rights, claims and demands which the Grantor has in and to the following described real property in Wakulla County, Florida:

Commence at a concrete monument marking the Northeast Corner of Lot 95 of the Hartsfield survey of lands in Wakulla County, Florida, thence run South 17 degrees 02 minutes 35 seconds East along the Easterly boundary of said Lot 95 a distance of 658.19 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 17 degrees 02 minutes 35 seconds East along said Easterly boundary, a distance of 664.35 feet to an iron pipe, thence leaving said Easterly boundary run South 72 degrees 55 minutes 49 seconds West a distance of 2,041.89 feet to a concrete monument (marked #1254), thence run South 71 degrees 37 minutes 05 seconds West a distance of 646.71 feet to an iron rod and cap (marked #7160), thence run North 17 degrees 11 minutes 55 seconds West a distance of 661.26 feet to an iron rod and cap (marked #7160), thence run North 72 degrees 32 minutes 56 seconds East a distance of 2,690.28 feet to the POINT OF BEGINNING containing 40.57 acres, more or less.

To and together with a 30.00 foot wide access and utility easement lying 15.00 feet on either side of the following described centerline:

Commence at a concrete monument marking the Northeast Corner of Lot 95 of the Hartsfield survey of lands in Wakulla County, Florida, thence run South 17 degrees 02 minutes 35 seconds East along the Easterly boundary of said Lot 95 a distance of 658.19 feet to an iron rod and cap (marked #7160), thence leaving said Easterly boundary run South 72 degrees 32 minutes 56 seconds West a distance of 15.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 17 degrees 02 minutes 35 seconds East along said centerline lying 15.00 feet West of and parallel to the Easterly boundary of said Lot 95 a distance of 649.25 feet to a point lying 15.00 feet North of the Southerly boundary and 15.00 feet West of the Easterly boundary of property as described in Official Records Book 0189, Page 0250 of the Public Records of Wakulla County, Florida, thence run South 72 degrees 55 minutes 49 seconds West along said centerline lying 15.00 feet North of and parallel to the Southerly boundary of property as described in Official Records Book 0189, Page 0250 of the Public Records of Wakulla County, Florida a distance of 2,027.07 feet to a point, thence run South 71 degrees 37 minutes 05 seconds West along said centerline lying 15.00 feet North of and parallel to the Southerly boundary of property as described in Official Records Book 0189, Page 0250 of the Public Records of Wakulla County, Florida a distance of 646.57 feet to the POINT OF TERMINUS.

Also known as street and number: 3456 Spring Creek Highway, Crawfordville, FL 32327

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in any wise appertaining, and all of the estate, rights, titles, interests, and claims whatsoever of the Grantors, either in law or in equity, to the only proper use, benefit, and on behalf of the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

Linda Young
Linda Young

Dustin Dee 1/13/2025
Witness Signature Date

Donna Richardson 1/13/25
Witness Signature Date

Dustin Dee
Witness Name Printed

Donna Richardson
Witness Name Printed

Witness Address :

Witness Address :

3056 Crawfordville Highway
Crawfordville, FL 32327

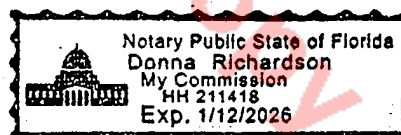
3056 Crawfordville Highway
Crawfordville, FL 32327

STATE OF FLORIDA)
)ss
COUNTY OF WAKULLA)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of January, 2025, by **Linda Young** who is personally known to me or has produced a FL DL as identification.

Witness my hand and official seal

Donna Richardson
State of Florida, Notary Public



Lenford C. Burns
 Lenford C. Burns

Debbie Dee 1/13/2025
 Witness Signature Date

Debbie Dee
 Witness Name Printed

Witness Address :

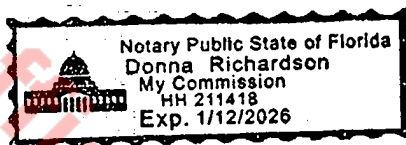
3056 Crawfordville Highway
Crawfordville, FL 32327

STATE OF FLORIDA)
)ss
 COUNTY OF WAKULLA)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of January, 2025, by **Lenford C. Burns** who is personally known to me or has produced a FL DL as identification.

Witness my hand and official seal

Donna Richardson
 State of Florida, Notary Public



George M. Burns
 George M. Burns

Debbie Dee 1/13/2025
 Witness Signature Date

Debbie Dee
 Witness Name Printed

Witness Address :

3056 Crawfordville Highway
Crawfordville, FL 32327

STATE OF FLORIDA)
)ss
 COUNTY OF WAKULLA)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of January, 2025, by **George M. Burns** who is personally known to me or has produced a FL DL as identification.

Witness my hand and official seal

Donna Richardson
 State of Florida, Notary Public

