

This Instrument Prepared by:
Jason Borntreger, Esq.
Borntreger Law, P.A.
905 East Park Avenue
Tallahassee, Florida 32301

Parcel Identification No.
30-3S-04W-000-00187-000

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed this 14 day of January, 2025, between SHERYL M. SMYTHE (hereinafter "the First Party"), whose post-office address is 881 Arron Road, Crawfordville, FL 32327, to ALBERT SMYTHE (hereinafter "the Second Party"), whose post-office address is 139 Magnolia Ridge, Crawfordville, FL 32327:

(Wherever used herein the terms "First Party" and "Second Party" include all parties to this instrument, both singular and plural, the heirs, representatives and assigns of said individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and transfer unto the Second Party forever, all right, title, interest, claim and demand in which the First Party has in and to, in fee simple absolute, the following described lot, piece or parcel land, including any improvements thereon, lying and being in the County of Wakulla, State of Florida, to wit:

Begin at the Northeast Corner of Section 30 (also being the Southeast corner of Section 19, the Southwest corner of Section 20 and the Northwest corner of Section 29) Township 3 South, Range 4 West, Wakulla County, Florida; said point being the POINT OF BEGINNING; thence run along the Northerly boundary line of Section 29, South 89 degrees 47 minutes 19 seconds West, a distance of 2,340.98 feet to a lite wood hub; thence leaving said boundary line run, South 00 degrees 06 minutes 44 seconds East, a distance of 1,020.39 feet to a iron pipe; thence North 89 degrees 31 minutes 45 seconds East, a distance of 299.39 feet to a rod and cap; thence South 00 degrees 13 minutes 40 seconds East, a distance of 79.79 feet to a rod and cap; thence North 71 degrees 23 minutes 56 seconds East, a distance of 126.73 feet to a rod and cap; thence North 76 degrees 36 minutes 25 seconds East, a distance of 150.76 feet to a rod and cap; thence North 81 degrees 17 minutes 21 seconds East, a distance of 134.84 feet to a rod and cap; thence North 87 degrees 57 minutes 09 seconds East, a distance of 162.40 feet to a rod and cap; thence North 88 degrees 31 minutes 42 seconds East, a distance of 553.13 feet to a rod and cap; thence North 85 degrees 13 minutes 24 seconds East, a distance of 178.21 feet to a rod and cap; thence North 74 degrees 02 minutes 49 seconds East, a distance of 118.10 feet to a rod and cap; thence North 62 degrees 15 minutes 10 seconds East, a distance of 93.73 feet to a rod and cap; thence North 51 degrees 26 minutes 03 seconds East, a distance of 96.35 feet to a rod and cap; thence North 43 degrees 32

all covenants, conditions, restrictions, easements, reservations and limitations of record, if any, and any taxes, liens, assessments, premiums, or other charges due or to become due thereupon.

In Witness Whereof, the First Party has signed and sealed these presents the date above written.

Signed, sealed, and delivered in the presence of:

Sheryl M Smythe
SHERYL M. SMYTHE

Rachel Burntzeiger
Signature of Witness

Rachel Burntzeiger
Printed Name of Witness

905 E Park Avenue
Post Office Address of Witness

Tallahassee FL 32301
Post Office Address of Witness

Chloe Koontz
Signature of Witness

Chloe Koontz
Printed Name of Witness

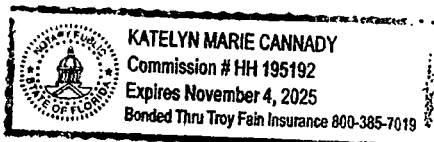
905 E Park Ave
Post Office Address of Witness

Tallahassee FL 32301
Post Office Address of Witness

STATE OF Florida)
COUNTY OF Leon)

The foregoing instrument was executed in my presence by SHERYL M. SMYTHE who is personally known to me or who produced _____ as identification and who did/did not take an oath.

IN TESTIMONY WHEREOF, I have set my hand and official seal in Tallahassee, Leon County, Florida, on this 14 day of January, 2025



Katelyn Cannady
NOTARY PUBLIC

Katelyn Cannady
PRINT OR TYPE NOTARY NAME HERE