

Prepared by: JEANNIE ROSS
39 LUCY LN. PANACEA
FL 32346

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

This Quit Claim Deed executed this 10th day of April 2025, by first party,
Grantor JEANNIE ROSS & Rachel Frank, To second party,
Grantee JOSEPH LEE WEBSTER

Whose post office address is 12 Palomino rd, Crawfordville, FL 32327.

Witnessed, that the said first party, for the sum of \$ 2,000, 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 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:

Renea Ross 3056 Crawfordville Highway
Crawfordville, FL 32327
Witness signature
Renea Ross
Printed name

JEANNIE H. ROSS
Grantor Signature
JEANNIE H. ROSS
Printed name
39 Lucy Ln. PANACEA, FL
Address
32346

Valarie Schwab Pride 3056 Crawfordville Highway
Crawfordville, FL 32327
Witness signature
Valarie Schwab Pride
Printed name

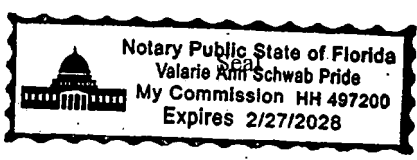
Renea Ross 3056 Crawfordville Highway
Crawfordville, FL 32327
Witness signature
Renea Ross
Printed name
Valarie Schwab Pride 3056 Crawfordville Highway
Crawfordville, FL 32327
Witness signature
Valarie Schwab Pride
Printed name

Rachel Frank
Grantor signature
Rachel Frank
Printed name
195 Sanders Cemetery Rd Sopchoppy
Address
FL 32358

State of Florida
County of Wakulla

The Foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of April, 2025, by Jeannie Ross Rachel Frank who is personally

known to me or has produced FL DL exp 6/15/2026 FL ID exp 11/30/2023 as identification and who did/did not take an oath.



Valarie Schwab Pride
Notary Public

Exhibit A

Langston Surveying & Mapping, LLC
 67 Chelsea Drive
 Crawfordville, FL 32327
 (850) 491-3880

Legal Description
 Certified To:

Jeannie Ross & Rachel Frank

05/02/24

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17, Florida Administrative Code).

The North half of Lots 1 and 2, as per map or plat thereof record in Deed Book 9, Page 9 of the Public Records of Wakulla County, Florida, less and except that certain parcel as described in Deed Book 57, Page 149 of the Public Records of Wakulla County, Florida and being more particularly described as follows:

Commence at an old iron pipe being used as marking the Northeast corner of the South half of the Southwest quarter of the Southeast quarter of Section 12, Township 5 South, Range 3 West, Wakulla County, Florida and thence run North 01 degrees 48 minutes 04 seconds East along the West boundary of said plat recorded in Deed Book 9, Page 9 a distance of 214.06 feet to an iron rod marking the Southwest corner of Lot 4 of said plat, thence run North 01 degrees 53 minutes 37 seconds East along the West boundary of said Lot 4 a distance of 422.51 feet to an iron rod and cap (marked #4261) marking the Northwest corner of said Lot 4, thence run South 88 degrees 09 minutes 29 seconds East along the North boundary of Lots 3 and 4 of said plat a distance of 420.00 feet to an iron rod and cap (marked #7793) marking the Northwest corner of Lot 2 of said plat and also being the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 88 degrees 09 minutes 29 seconds East along the North boundary of said Lot 2 a distance of 75.00 feet to an iron rod and cap (marked #7793), thence leaving said North boundary run South 01 degrees 50 minutes 31 seconds West 42.00 feet to an iron rod and cap (marked #7793), thence run South 88 degrees 09 minutes 29 seconds East 135.00 feet to an iron rod and cap (marked #7793), thence run North 01 degrees 50 minutes 31 seconds East 42.00 feet to an iron rod and cap (marked #7793) lying on the North boundary of Lot 1 of said plat, thence run South 88 degrees 09 minutes 29 seconds East 210.00 feet to an iron rod and cap (marked #7793) marking the Northeast corner of said Lot 1, thence run South 01 degrees 53 minutes 37 seconds West along the East boundary of said Lot 1 a distance of 210.00 feet to an iron rod and cap (marked #7793), thence leaving said East boundary run North 88 degrees 14 minutes 39 seconds West 420.00 feet to an iron rod and cap (marked #7793), thence run North 01 degrees 53 minutes 36 seconds East 210.63 feet to the POINT OF BEGINNING, containing 1.90 acres more or less.

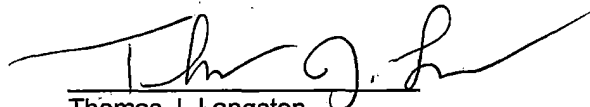
TOGETHER WITH: a 20.00 foot wide ingress, egress and utility easement being more particularly described as follows:

Commence at an old iron pipe being used as marking the Northeast corner of the South half of the Southwest quarter of the Southeast quarter of Section 12, Township 5 South, Range 3 West, Wakulla County, Florida and thence run North 01 degrees 48 minutes 04 seconds East along the West boundary of said plat recorded in Deed Book 9, Page 9 a distance of 214.06 feet to an iron rod marking the Southwest corner of Lot 4 of said plat, thence run North 01 degrees 53 minutes

Legal Description Continued;

37 seconds East along the West boundary of said Lot 4 a distance of 422.51 feet to an iron rod and cap (marked #4261) marking the Northwest corner of said Lot 4, thence run South 88 degrees 09 minutes 29 seconds East along the North boundary of Lots 3 and 4 of said plat a distance of 420.00 feet to an iron rod and cap (marked #7793) marking the Northwest corner of Lot 2 of said plat, thence continue South 88 degrees 09 minutes 29 seconds East along the North boundary of Lot 2 a distance of 24.73 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 13 degrees 42 minutes 48 seconds West 33.19 feet, thence run North 23 degrees 38 minutes 23 seconds East 54.35 feet, thence run North 01 degrees 51 minutes 31 seconds east 142.75 feet, thence run North 27 degrees 38 minutes 13 seconds West 157.87 feet, thence run North 00 degrees 18 minutes 21 seconds West 79.26 feet, thence North 05 degrees 11 minutes 44 seconds West 80.34 feet, thence run North 18 degrees 52 minutes 38 seconds West 70.76 feet, thence run North 12 degrees 04 minutes 21 seconds East 83.59 feet to the Southerly right of way boundary of Sopchoppy Highway (U.S. Highway No: 319), thence run South 78 degrees 52 minutes 11 seconds East along said right of way boundary 20.00 feet, thence leaving said right of way boundary run South 12 degrees 04 minutes 21 seconds West 78.39 feet, thence run South 18 degrees 52 minutes 38 seconds East 67.62 feet, thence run South 05 degrees 11 minutes 44 seconds East 83.59 feet, thence run South 00 degrees 18 minutes 21 seconds East 75.25 feet, thence run South 27 degrees 38 minutes 13 seconds East 158.27 feet, thence run South 01 degrees 51 minutes 31 seconds West 151.87 feet, thence run South 23 degrees 38 minutes 23 seconds West 51.43 feet, thence run South 13 degrees 42 minutes 48 seconds East 31.99 feet to the North boundary of aforementioned Lot 2, thence run North 88 degrees 09 minutes 29 seconds West along said North boundary a distance of 20.76 feet to the POINT OF BEGINNING.

The undersigned surveyor has not been provided a current title opinion of abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.



Thomas J. Langston
Professional Surveyor and Mapper
Florida Certificate No: 6468
LB NO. 7793
job no: 22-004