

Prepared by: Adam H. Thayer, Esq., Member Florida Bar, Sayer Regan & Thayer, LLP,
130 Bellevue Avenue, Newport, RI 02840, (401) 849-3040 x242.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: EMP-25002901

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Parcel Number: 29-2S-01E-000-04924-001

QUITCLAIM DEED

This Quitclaim Deed, executed this 3rd day of June, 2025, by **ERIK WAYNE DUNN**, unmarried, who previously acquired title as a married man and is now divorced pursuant to the Final Judgment of Simplified Dissolution of Marriage filed in Wakulla County, FL in Case No. 23-DR-73 on 4/5/2023 ("Grantor"), whose post office address is **235 Centerline Road, Crawfordville, FL 32327**, to **ERIK WAYNE DUNN**, an unmarried man ("Grantee"), whose post office address is **235 Centerline Road, Crawfordville, FL 32327**.

Witnesseth, that the said Grantor, for the sum of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Wakulla County, Florida:

The land hereinafter referred to is situated in the City of Crawfordville, County of WAKULLA, State of Florida, and is described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND THENCE RUN SOUTH 00 DEGREES 29' FOR A DISTANCE OF 939 FEET TO THE SOUTH BOUNDARY OF A COUNTY STREET, THENCE RUN SOUTH 89 DEGREES 31' EAST ALONG SOUTH BOUNDARY OF SAID COUNTY STREET FOR A DISTANCE OF 928 FEET TO A POINT AND THIS IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 31' EAST ALONG THE SOUTH BOUNDARY OF SAID COUNTY STREET FOR A DISTANCE OF 228 FEET; THENCE RUN SOUTH 00 DEGREES 29' EAST FOR A DISTANCE OF 383.5 FEET, THENCE RUN NORTH 89 DEGREES 31' WEST FOR A DISTANCE OF 228 FEET, THENCE RUN NORTH 00 DEGREES 29' WEST FOR A DISTANCE OF 383.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.0 ACRES, MORE OR LESS, AND LYING IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA. THE REAL PROPERTY DESCRIBED ABOVE IS CONVEYED SUBJECT TO AND WITH THE BENEFIT OF: ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; IN SO FAR AS IN FORCE APPLICABLE.

THE REAL PROPERTY DESCRIBED ABOVE IS CONVEYED SUBJECT TO THE FOLLOWING: ALL LEGAL HIGHWAYS; ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS; RIGHTS OF TENANTS IN POSSESSION

Parcel Number: 29-2S-01E-000-04924-001

Property Address is: 235 Centerline Road, Crawfordville, FL 32327

Being all that certain property conveyed from ERIK WAYNE DUNN AND KAYLEE MARTIN, HUSBAND AND WIFE to ERIK WAYNE DUNN, A MARRIED MAN by the deed dated February 7, 2023 and recorded February 15, 2023 in Book 1301, Page 152-155 of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 06-03-~~20~~, 2025 :

Erik Wayne Dunn

ERIK WAYNE DUNN

Post Office Address: 235 Centerline Road, Crawfordville, FL 32327

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness Signature: <i>Hayla Williams</i>	Post Office Address: <i>235 Centerline Road Crawfordville, FL 32327</i>
Printed Name: <i>Hayla Williams</i>	
Witness Signature: <i>Tia L. Pierre</i>	Post Office Address: <i>2626 E. Park Ave #20205 Tallahassee, FL 32301</i>
Printed Name: <i>Tia L. Pierre</i>	

STATE OF Florida
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of June, 2025, by **ERIK WAYNE DUNN.**

Personally Known OR Produced Identification

Type of Identification Produced: drivers license

Tia L. Pierre

Tia L. Pierre

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 01/17/2026

Affix Notary SEAL

Online Notary: (Check Box if acknowledgment done by Online Notarization)

