

Prepared by: Jana Rickenbach
Address: 20 Evergreen Dr, Crawfordville, FL

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

This Quit Claim Deed executed this 18th day of July, 2025, by first party,
Seth Bunch and Jana Rickenbach
Grantor _____, to second party,
Grantee Seth Bunch and Ronni Bunch
721 Lawhon Mill Rd, Crawfordville, FL 32327.
Whose address is _____

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)**

Parcel 2, containing 19.35 acres more or less, as described on Attachment A- survey prepared by Thurman Roddenberry & Associates. Legal address of Parcel 2 is 721 Lawhon Mill Rd, Crawfordville, FL. 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: Debbie Dee
Printed Name: Debbie Dee
Address: 3056 Crawfordville Highway
Crawfordville, FL 32327

Grantor Signature: Jana R Rickenbach
Printed Name: Jana L. Rickenbach
Address: 20 Evergreen Dr.
Crawfordville, FL 32327

(2) Witness Signature: Shelly Caldwell
Printed Name: Shelly Caldwell
Address: 3056 Crawfordville Highway
Crawfordville, FL 32327

Grantor Signature: Seth Bunch
Printed Name: SETH BUNCH
Address: 721 LAWHON MILL ROAD
CRAWFORDVILLE FL 32327

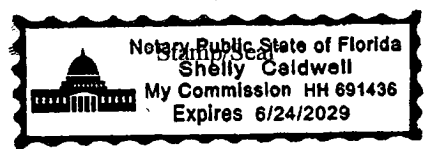
(1) Witness Signature: Debbie Dee
Printed Name: Debbie Dee
Address: 3056 Crawfordville Highway
Crawfordville, FL 32327

(2) Witness Signature: Shelly Caldwell
Printed Name: Shelly Caldwell
Address: 3056 Crawfordville Highway
Crawfordville, FL 32327

State of Florida
County of Wakulla

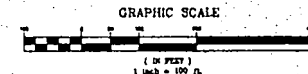
The Foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of July, 2025, by Jana Lea Rickenbach Seth Thomas Bunch who is personally known to me or has produced FLDL Exp 4/7/2032 FLDL as identification and who did/did not take an oath.

Exp 2/2/2029 Shelly Caldwell
Notary Public



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
BOBBY JACK WHITE, JR.

BOUNDARY LINE ADJUSTMENT

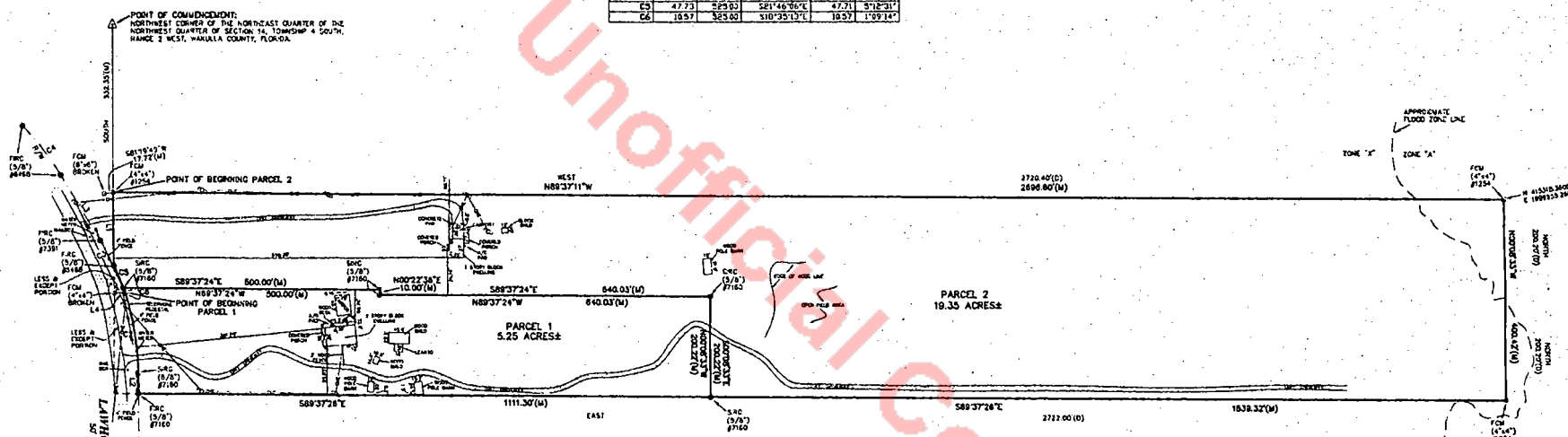


LINE TABLE		
LINE	LENGTH	BEARING
L1	146.18	S00°00'44"E
L2	49.84	S09°06'08"E
L3	191.47	N37°33'16"W
L4	29.44	S89°37'24"E
L5	54.20	S79°27'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA
C1	39.35	325.00	S21°11'29"E	58.27	6°21'46"
C2	182.25	325.00	S07°09'20"E	161.61	17°42'27"
C3	34.99	325.00	N07°13'04"W	34.98	6°13'00"
C4	120.97	325.00	N37°19'02"W	122.69	13°25'13"
C5	47.73	325.00	S81°46'06"E	47.71	3°12'31"
C6	10.57	325.00	S10°35'17"E	10.57	1°09'14"

LEGEND

- △ POINT NOT SET OR FOUND
- RP RECORD PLAT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- SMC SET 5/8" RE-ROD #760
- FCM FOUND CONCRETE MONUMENT
- FRM FOUND IRON ROD AND CAP (5/8")
- FR FOUND IRON ROD



LEGAL DESCRIPTION PARCEL 1:
Commence at a concrete monument marking the Northwest corner of the Northeast quarter of the Northeast quarter of Section 14, Township 4 South, Range 2 West, Manatee County, Florida and run South along the West boundary of the Northeast quarter of the Northeast quarter of said Section 14 (as monumented) a distance of 332.35 feet to a concrete monument (marked 1254) marking the Southwest corner of the West half of the North half of the Northeast quarter of said Section 14; thence run South 00 degrees 02 minutes 44 seconds East along said West boundary 146.18 feet to an iron rod and cap (marked 8448) lying on the Eastern right of way boundary of Latham Hill Road; thence leaving said West boundary and said Eastern right of way boundary run South 00 degrees 02 minutes 02 seconds East 54.20 feet to a concrete monument; thence run South 89 degrees 37 minutes 24 seconds East 25.84 feet to a point lying on said Eastern right of way boundary; said point also lying on a curve concrete to the Western point also marking the POINT OF BEGINNING from said POINT OF BEGINNING run Southerly along said Eastern right of way boundary and said curve with a radius of 325.00 feet, through a central angle of 17 degrees 42 minutes 27 seconds, for an arc distance of 182.25 feet, chord being South 00 degrees 09 minutes 22 seconds East 161.61 feet; thence leaving said curve run South 00 degrees 09 minutes 08 seconds East along said Eastern right of way boundary 40.84 feet to an iron rod and cap (marked 7160); thence leaving said Eastern right of way boundary run South 89 degrees 37 minutes 26 seconds East 111.30 feet to an iron rod and cap (marked 7160); thence run North 00 degrees 03 minutes 33 seconds West 200.22 feet to an iron rod and cap (marked 7160); thence run North 89 degrees 37 minutes 24 seconds West 840.03 feet to an iron rod and cap (marked 7160); thence run North 00 degrees 22 minutes 36 seconds East 10.00 feet to an iron rod and cap (marked 7160); thence run North 89 degrees 37 minutes 24 seconds West 500.00 feet to an iron rod and cap (marked 7160) lying on said Eastern right of way boundary; said cap lying on a curve concrete to the Western; thence run Southerly along said Eastern right of way boundary and said curve with a radius of 325.00 feet, through a central angle of 01 degree 09 minutes 14 seconds, for an arc distance of 10.57 feet; chord being South 10 degrees 13 minutes 13 seconds East 10.57 feet to the POINT OF BEGINNING. Containing 5.25 acres, more or less.

LEGAL DESCRIPTION PARCEL 2:
Commence at a concrete monument marking the Northwest corner of the Northeast quarter of the Northeast quarter of Section 14, Township 4 South, Range 2 West, Manatee County, Florida and run South along the West boundary of the Northeast quarter of the Northeast quarter of said Section 14 (as monumented) a distance of 332.35 feet to a concrete monument (marked 1254) marking the Southwest corner of the West half of the North half of the Northeast quarter of said Section 14; said point being the POINT OF BEGINNING; from said POINT OF BEGINNING run South 00 degrees 02 minutes 44 seconds East along said West boundary 146.18 feet to an iron rod and cap (marked 8448) lying on the Eastern right of way boundary of Latham Hill Road; said point also lying on a curve concrete to the Western; thence leaving said West boundary and said Eastern right of way boundary and said curve with a radius of 325.00 feet, through a central angle of 03 degree 12 minutes 31 seconds, for an arc distance of 47.73 feet; chord being South 21 degrees 46 minutes 06 seconds East 47.71 feet to an iron rod and cap (marked 7160); thence leaving said Eastern right of way boundary and said curve run South 89 degrees 37 minutes 24 seconds East 304.00 feet to an iron rod and cap (marked 7160); thence run South 00 degrees 32 minutes 36 seconds West 10.00 feet to an iron rod and cap (marked 7160); thence run South 89 degrees 37 minutes 26 seconds East 840.03 feet to an iron rod and cap (marked 7160); thence run South 00 degrees 03 minutes 33 seconds East 200.22 feet to an iron rod and cap (marked 7160); thence run South 89 degrees 37 minutes 26 seconds East 1539.32 feet to a concrete monument (marked 1254); thence run North 89 degrees 37 minutes 11 seconds West 2,658.80 feet to the POINT OF BEGINNING. Containing 19.35 acres, more or less.

- NOTES:**
1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: ALL BEARINGS established using Florida Grid North datum.
 3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING MONUMENTATION.
 6. Not valid without the signature and the original related seal of a Florida licensed surveyor and monitor.
 7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:
Subject property is located in Zones "X" and "A" as per Flood Insurance Rate Map Community Panel No. 120515 0225E. Issue date: September 20, 2014, Manatee County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and that the plat and description are true and accurate to the best of my knowledge and belief. This survey meets or exceeds the minimum standards for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.S. 33-1705-1203).

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

JAMES T. ACCORDEWAY
Surveyor and Mapper
Florida Certificate No. 4781

	Thurman Roldenberg & Associates, Inc. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 108 • 112 S.W. 11TH STREET • SOUTHWEST, FLORIDA 33516 PHONE: 850-226-2210 FAX: 850-226-1151 L247760			
	DATE: 07/08/24 FILE: 06451200	DRAWN BY: BR DATE OF LAST FIELD WORK: 07/03/24	HD 888 PG 34 CHECKED BY: AW	COUNTY: MANATEE JOB NUMBER: 85-451