

This instrument prepared by:  
John S. Gwynn  
Owen, Gwynn & Miller, P.A.  
Post Office Box 10508  
Tallahassee, Florida 32302

FILED AND RECORDED  
DATE 09/15/1997 TM 13:30

BRENT X. THURMOND CLERK  
CO:WAKULLA ST:FL

DOC STAMPS .70  
INTANG TAX .00

**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

THIS INDENTURE is made this 10<sup>th</sup> day of September, 1997, by and between KATHERINE B. HOFFMAN, whose address is 1062 Seminole Drive, Tallahassee, Florida 32301, the duly qualified and acting personal representative of the estate of Harold H. Hoffman, deceased, party of the first part and KATHERINE B. HOFFMAN and NORRIS W. HOFFMAN, as Co-Trustees of the Unified Credit Equivalent Trust established under the Will of Harold H. Hoffman dated September 14, 1989 and recorded in Official Records Book 1962 at Page 39 of this Public Records of Leon County, Florida, whose address is 1062 Seminole Drive, Tallahassee, Florida 32301, parties of the second part.

WITNESSETH:

THAT WHEREAS, Harold H. Hoffman died testate a resident of Leon County, Florida on November 15, 1996, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the parties of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Leon County, Florida, Probate Division, in Case Number 96-831-PR, subject only to the right of the party of the first part to sell, or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the parties of the second part and evidence the release of the property from said right to sell or encumber.

NOW, THEREFORE, in consideration of the foregoing and in consideration with the distribution of the estate of said decedent, the party of the first part has released to the parties of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the parties of the second part, their successors and assigns forever, all of the undivided one-half interest of said decedent in and to the real property situated in Wakulla County, Florida, described as follows:

MYSTERIOUS WATERS, Lot 19, an unrecorded subdivision described as follows:

FL# 146095 B 302 P 605  
REC NO. 01725815802

Commence at the Northwest corner of Lot 3 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 1434.40 feet, more or less, to an old concrete monument marking the Northeast corner of that certain 66.0 acre tract known as the W. F. Gavin tract, thence continue North 72 degrees 30 minutes East along the North boundary of said Lot 3 of the Hartsfield River Survey 1841.50 feet to an iron pipe, thence South 54 degrees 31 minutes 36 seconds East 310.0 feet to an iron pipe, thence North 57 degrees 25 minutes 37 seconds East 242.62 feet to an iron pipe on the Westerly right-of-way boundary of a

proposed foot roadway, thence North 41 degrees 44 minutes 23 seconds West along said proposed Westerly right-of-way boundary 77.43 feet to an iron pipe, thence North 48 degrees 15 minutes 37 seconds East 60.0 feet to an iron pipe on the easterly right-of-way boundary of said proposed 60.0 foot roadway, thence North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3 a distance of 308.90 feet to an iron pipe, thence continue North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3, a distance of 125.0 feet, more or less, to the water's edge of the Wakulla River for the POINT OF BEGINNING. From said POINT OF BEGINNING RUN THENCE South 72 degrees 30 minutes West parallel to the North boundary of said Lot 3 a distance of 125.0 feet, more or less, to an iron pipe, thence continue South 72 degrees 30 minutes West parallel to the North boundary of said Lot 3 a distance of 308.90 feet to an iron pipe on the Easterly right-of-way boundary of a proposed 60.0 foot roadway, thence South 41 degrees 44 minutes 23 second East along said proposed Easterly right-of-way boundary feet to an iron pipe, thence leaving said proposed Easterly right-of-way boundary run North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3 a distance of 262.48 feet to an iron pipe, thence continue North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3, a distance of 125.0 feet, more or less, to the water's edge of the Wakulla River, thence Northerly along said water's edge 92.0 feet, more or less, to the POINT OF BEGINNING.

ALSO:

MYSTERIOUS WATERS, Lot 20: Commence at the Northwest corner of Lot 3 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 1434.40 feet, more or less, to an old concrete monument marking the Northeast corner of that certain 66.0 acre tract known as the W. F. Gavin tract, thence continue North 72 degrees 30 minutes East along the North boundary of said Lot 3 of the Hartsfield River Survey 2574.02 feet to an old concrete monument, thence continue North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 100.0 feet, more or less, to the water's edge of the Wakulla River for the POINT OF BEGINNING. From said POINT OF BEGINNING RUN THENCE South 72 degrees 30 minutes West along the North boundary of said Lot 3 a distance of 100.0 feet, more or less, to an old monument, thence continue South 72 degrees 30 minutes West along the North boundary of said Lot 3 a distance of 332.43 feet to an iron pipe, thence South 17 degrees 30 minutes West 15.0 feet to an iron pipe on a proposed 100.0 foot cul-de-sac (the center of said cul-de-sac being located South 17 degrees 30 minutes East 50.0 feet) thence Northeasterly and Southeasterly along said cul-de-sac with a radius of 50.0 feet, through a central angle of 118 degrees 53 minutes 08 seconds for an arc distance of 103.75 feet (the chord of said arc being South 43 degrees 36 minutes 52 seconds East 86.11 feet) to an iron pipe, thence North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3 a distance of 308.90 feet to an iron pipe, thence continue North 72 degrees 30 minutes East parallel to the North boundary of said Lot 3 a distance of 125.0 feet, more or less, to the water's edge of the Wakulla River, thence Northerly along said water's edge 100 feet, more or less, to the POINT OF BEGINNING.

FL# 146095 B 308 P 606  
REC NO. 01725015802

ALSO:

MYSTERIOUS WATERS, Lot 78, (Revised Description): Commence at the Northwest corner of Lot 3 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 1434.40 feet, more or less, to an old concrete monument marking the Northeast corner of that certain 66.0 acre tract known as the W.F. Gavin tract, thence South 17 degrees 43 minutes 37 seconds East along the Easterly boundary of said W. F. Gavin tract 1285.43 feet, thence leaving the Easterly boundary of said W. F. Gavin tract run North 72 degrees 16 minutes 23 seconds East 1910.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence North 72 degrees 16 minutes 23 seconds East along the Northerly right-of-way boundary of a proposed 60.0 foot roadway 100.0 feet, thence North 17 degrees 43 minutes 37 seconds West 274.43 feet to a point on the Southerly right-of-way boundary of a proposed 60.0 foot roadway, thence South 72 degrees 16 minutes 23 seconds West along said proposed Southerly right-of-way boundary 100.0 feet, thence South 17 degrees 43 minutes 37 seconds East 274.43 feet to the POINT OF BEGINNING; containing 0.63 acre, more or less.

ALSO:

MYSTERIOUS WATERS, Lot 79, (Revised Description): Commence at the Northwest corner of Lot 3 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 1434.40 feet, more or less, to an old concrete monument marking the Northeast corner of that certain 66.0 acre tract known as the F. Gavin tract, thence South 17 degrees 43 minutes 37 seconds East along the Easterly boundary of said W. F. Gavin tract 1285.43 feet, thence leaving the Easterly boundary of said W. F. Gavin tract run North 72 degrees 16 minutes 23 seconds East 1910.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence North 72 degrees 16 minutes 23 seconds East along the Northerly right-of-way boundary of a proposed 60.0 foot roadway feet, thence North 17 degrees 43 minutes 37 seconds West feet to a point on the Southerly right-of-way boundary of a proposed 60.0 foot roadway, thence South 72 degrees 16 minutes 23 seconds West along said proposed Southerly right-of-way boundary feet, thence South 17 degrees 43 minutes 37 seconds East 274.43 feet to the POINT OF BEGINNING; containing 0.63 acre, more or less.

ALSO:

Lot 24, Block A of AMELIAWOOD, a subdivision as per map or plat thereof recorded in Plat Book 2 at Page 6 of the Public Records of Wakulla County, Florida.

ALSO:

FL# 146095 B 300 P 607  
REC NO. 01725815002

Lot 28, Block A, of AMELIAWOOD, a subdivision as per map or plat thereof recorded in Plat Book 2 at page 6 of the Public Records of Wakulla County, Florida.

ALSO:

The South half of Lot 73 of the Hartsfield Survey of Lands in Wakulla County, Florida, less the West 80 acres thereof and being more particularly described as follows:

Begin at an old iron pipe marking the Southeast corner of said Lot 73 and thence run South 72 degrees 51 minutes 17 seconds West 2302.16 feet, thence run North 16 degrees 41 minutes 14 seconds West 1991.71 feet to a concrete monument, thence run North 73 degrees 16 minutes 07 seconds East 2273.82 feet to an old 4" x 4" concrete monument, thence run South 17 degrees 30 minutes 27 seconds East 1975.26 feet to the POINT OF BEGINNING, containing 104.18 acres more or less.

AND

Commence at an old concrete monument marking the Northeast corner of the Northwest corner of Lot 72 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence South 72 degrees 12 minutes 25 seconds West along the North boundary of said Lot 72, a distance of feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 72 degrees 12 minutes 25 seconds West along said North boundary 198.85 feet, thence run South 17 degrees 47 minutes 35 seconds East 727.58 feet to the Northerly right-of-way boundary of State Road No. 61, thence run North 70 degrees 47 minutes 29 seconds East along said Northerly right-of-way boundary 198.91 feet to a concrete monument, thence run North 17 degrees 47 minutes 35 seconds West 772.66 feet to the POINT OF BEGINNING, containing 3.31 acres, more or less.

ALSO:

Commencing at the NW corner of Lot 83 Hartsfield Survey of Lands in Wakulla County, Florida, run North 72 degrees 47 minutes East along the North boundary of said Lot 83 89 feet to the Point of Beginning. From the Point of Beginning, continue thence N 72 degrees 47 minutes East along said boundary 2201.7 feet to the NW corner of the Castoldi Property thence run South 17 degrees 39 minutes East along said property 3055 feet to the NE corner of the Pool property, thence run South 72 degrees 28 minutes West along said Pool property 1126.3 feet, thence run South 18 degrees 19 minutes East along the western boundary of said Pool property 1015.2 feet to a point on the south boundary of said lot 83, thence run South 72 degrees 32 minutes West 21 feet to a point on northerly R/W of State Road No. S-375, thence run along a chord of a 6 degree curve left 319.2 feet to the Point of said curve, thence run S 72 degrees 32 minutes West along said R/W 761.9 feet, thence run North 16 degrees 59 minutes West 4095.14 feet to the Point of Beginning and containing 181.66 acres, more or less, and being situate in said Lot No. 83 of the Hartsfield Survey.

LESS AND EXCEPT the following described lands: FL# 146095 B 308 P 600  
REC NO. 01725815802

Commencing at the NW corner of Lot 83 Hartsfield Survey of lands in Wakulla County, Florida, run North 72 degrees 47 minutes East along the North boundary of said lot 1964.4 feet to the Point of Beginning. From the Point of Beginning, continue thence North 72 degrees 47 minutes East

along said boundary 1126.3 feet to the NW corner of the Castoldi Property, thence run S 17 degrees 39 minutes East along said property 3055 feet to the NE corner of the Pool property, thence run S 72 degrees 28 minutes West along said Pool property 1126.3 feet, thence run northerly to the Point of Beginning, and containing 78.56 acres, more or less, and being situate in said Lot No. 83 of the Hartsfield Survey.

And containing exclusive of said exception, 103.1 acres, more or less.

AND:

Commencing at the NW corner of Lot 83 Hartsfield Survey of lands in Wakulla County, Florida, run North 72 degrees 47 minutes East along the North boundary of said lot 1964.4 feet to the Point of Beginning. From the Point of Beginning, continue thence North 72 degrees 47 minutes East along said boundary 1126.3 feet to the NW corner of the Castoldi Property, thence run South 17 degrees 39 minutes East along said property 3055 feet to the NE corner of the Pool property, thence run S 72 degrees 28 minutes West along said Pool property 1126.3 feet, thence run northerly to the Point of Beginning, and containing 78.56 acres, more or less, and being situate in said Lot No. 83 of the Hartsfield Survey.

ALSO:

PARCEL NO. 4:

Commencing at a point where the West boundary of the E ½ of SE ¼ of Section 34, Township 4 South, Range 3 West intersects the South R/W of Magnolia Drive of Sopchoppy River Estates, run thence South 74 degrees 49 minutes East along said R/W 1018 feet to a point, thence run South 71 degrees 54 minutes East along said R/W 1042 feet to a point, thence run S 68 degrees 45 minutes East along said R/W 976.5 feet to a point, thence run S 66 degrees 30 minutes East along said R/W 535.75 feet to the Point of Beginning. From the Point of Beginning, thence run South 27 degrees 30 minutes West along the West boundary of a street 350.5 feet to a point, thence run South 66 degrees 30 minutes East 225.45 feet to the West boundary of Lot No. 86 Block "C" of Sopchoppy River Estates, thence run North 28 degrees 30 minutes West 351 feet to the South R/W limits of said Magnolia Drive, thence run North 66 degrees 30 minutes West 230 feet to the Point of Beginning, and containing 1.8 acres, more or less, in the SW ¼ of Section 35, Township 4 South, Range 3 West, and is a part of Lots 83, 84 and 85 of Block "C" of Sopchoppy River Estates, a subdivision as per plat thereof recorded on page 62 of Plat Book No. 1 of the public records of Wakulla County, Florida.

ALSO:

FL# 146095 B 308 P 609  
REC NO. 01725015802

PARCEL NO. 5

Commencing at a point where the west boundary of the E ½ of SE ¼ of Section 34, Township 4 South, Range 3 West, intersects the South R/W limits of Magnolia Drive of Sopchoppy River Estates, run thence South 74 degrees 49 minutes East along said R/W 1018 feet to an angle point, thence run South 71 degrees 54 seconds East along said R/W 1042 feet to



an angle point, thence run South 68 degrees 45 seconds East along said R/W 976.5 feet to an angle point, thence run South 66 degrees 30 minutes East along said R/W 265 feet to the NW corner of Lot 83, Block "C" of Sopchoppy River Estates, thence run South 26 degrees 30 minutes West along west boundary of said Lot 83, 740 feet to a point, thence run South 66 degrees 30 minutes East 90 feet to the Point of Beginning. From the Point of Beginning, thence run South 26 degrees 30 minutes West 229 feet to the Northern bank of the Sopchoppy River, thence run Easterly along said River bank 92 feet thence run N 26 degrees 30 minutes East 219 feet to the south boundary of a street, thence run N 66 degrees 30 minutes West along said street 90 feet to the Point of Beginning, and containing .46 acres, more or less, and being situated in the SW ¼ of Section 35, Township 4 South, Range 3 West, and is a part of Lots 83, 84 and 85 of Block "C" in Sopchoppy River Estates, a subdivision as per plat thereof recorded on page 62 of Plat Book No. 1 of the public records of Wakulla County, Florida.

ALSO:

PARCEL NO. 6

Commencing at a point where the West boundary of the E ½ of SE ¼ of Section 34, Township 4 South, Range 3 West intersects the South R/W limits of Magnolia Drive of Sopchoppy River Estates, run thence South 74 degrees 49 minutes East along said R/W 1018 feet, thence run South 71 degrees 54 minutes East along said R/W 1042 feet, thence run South 68 degrees 45 minutes East along said R/W 976.5 feet, thence run S 66 degrees 30 minutes East along said R/W 265 feet to the NW corner of Lot 83 of Block "C" in Sopchoppy River Estates, thence run South 26 degrees 30 minutes West along West boundary of said Lot 83, 740 feet, thence run South 66 degrees 30 minutes East 180 feet to the point of Beginning. From the Point of Beginning, thence run South 26 degrees 30 minutes East 219 feet to the Northern bank of the Sopchoppy River thence run easterly along said River bank 92.6 feet, thence run North 26 degrees 30 minutes East 250 feet to the south boundary of a street thence run North 66 degrees 30 minutes West along said street 90 feet to the Point of Beginning, and containing one-half (1/2) acre, more or less, and being situated in the SW ¼ of Section 34, Township 4 South, Range 3 West, and being a part of Lots 83, 84 and 85 of Block "C" of Sopchoppy River Estates, a subdivision as per plat thereof recorded on page 62 of Plat Book No. 1 of the public records of Wakulla County, Florida.

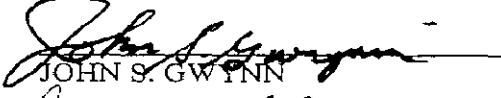
TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given in evidence of the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

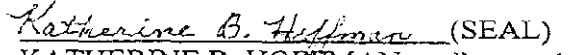
FL# 146095 B 308 P 610  
REC NO. 01725815802

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

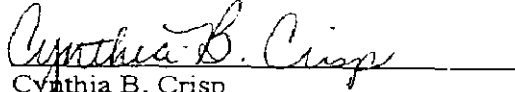
  
JOHN S. GWYNN

  
CYNTHIA B. CRISP

 (SEAL)  
KATHERINE B. HOFFMAN, as Personal  
Representative of the Estate of Harold H.  
Hoffman, deceased.

STATE OF FLORIDA  
COUNTY OF LEON:

The foregoing document was acknowledged before me this 10th day  
of September, 1997 by KATHERINE B. HOFFMAN, who is personally known to me.

  
Cynthia B. Crisp  
Notary Public, State of Florida  
at Large.

My Commission Expires:



Cynthia B. Crisp  
MY COMMISSION # CC613910 EXP RES  
January 31, 2001  
BONDED THRU TROY FARM INSURANCE, INC.

FL# 146095 B 308 P 611  
REC NO. 01725815802