

Inst:0000194267 Date:01/02/2003 Time:14:16

Doc Stamp-Deed : 0.70

DC, Brent Thurmond, WAKULLA County B:469 P:615

QUIT CLAIM DEED

Return to Grantee

THIS INDENTURE, Made this 20th day of December, 2002, between **MICHAEL HEFFERNAN and MELODY HEFFERNAN**, his wife, Grantors, and **MELODY HEFFERNAN**, whose post office address is: 7331 Sweet Pea Trail, Jacksonville, Florida 32244, Grantee, GRANTEE'S SSN:

WITNESSETH, that said Grantors, for and in consideration of the sum of (LOVE AND AFFECTION) and other good and valuable consideration to said Grantors, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and does quit claim to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL IDENTIFICATION NO.: 12-5S-03W-063-00785-000.

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

AS TO
Michael
AT 7061
D. Torres
JOHN G. BARRY
Lisa M. HARRIT

Michael Heffernan
MICHAEL HEFFERNAN

Melody N. Heffernan
MELODY HEFFERNAN

THIS INSTRUMENT WAS PREPARED BY:
John G. Barry, III, Esquire
Oberdorfer & Barry, P.A.
1719 Blanding Boulevard
Jacksonville, Florida 32218

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17 day of Dec., 2002, by **MICHAEL HEFFERNAN**. He is personally known to me or has produced as identification.

Notary Public, State of Florida
My commission expires:



JOHN G. BARRY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 27, 2006
Commission No. DD104462

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 20th day of December, 2002, by **MELODY HEFFERNAN**. She is personally known to me or has produced as identification.

Notary Public, State of Florida
My commission expires:



THERESE M. HOWARD
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Nov. 12, 2005
Commission No. DD071202

EXHIBIT "A"

3.546 ACRE TRACT (SOUTHEAST HALF OF TRACT 63-A, INDIAN SUMMER, UNRECORDED)

Commence at the Northwest corner of Section 3, Township 5 South, Range 3 West, and thence run North 89 degrees 59 minutes East along the North line of said Section 3, a distance of 3208.38 feet to the center line of State Road No. 375, thence run South 41 degrees 35 minutes East along said center line 8682.90 feet to the extension of the East right-of-way line of Cherokee Drive, thence run North 42 degrees 57 minutes 40 seconds East 1220.65 feet to the South right-of-way line of Seminole Lane, thence North 23 degrees 37 minutes 10 seconds East 682.71 feet, thence North 07 degrees 09 minutes 10 seconds East 717.71 feet, thence run North 08 degrees 47 minutes 40 seconds East 538.40 feet, thence run North 12 degrees 57 minutes 20 seconds East 418.80 feet, thence run North 12 degrees 30 minutes 45 seconds East 292.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 12 degrees 30 minutes 45 seconds East along the Easterly right-of-way boundary of said Cherokee Drive 301.67 feet, thence run North 20 degrees 13 minutes 55 seconds West along said Easterly right-of-way 11.92 feet, thence leaving said Easterly right-of-way boundary run North 52 degrees 55 minutes 39 seconds East 630.03 feet to the Westerly right-of-way boundary of Seminole Lane, thence run South 45 degrees 51 minutes 45 seconds East 11.55 feet, thence run South 54 degrees 56 minutes 15 seconds East along said Westerly right-of-way boundary 192.80 feet, thence leaving said Westerly right-of-way boundary run South 52 degrees 10 minutes 44 seconds West 924.16 feet to the POINT OF BEGINNING containing 3.546 acres, more or less.

FL#0000175257 B 395 P 118
REC NO. 01033527002

Continued on next page

-1-

Inst:0000194267 Date:01/02/2003 Time:14:16
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:469 P:616

Inst:0000194267 Date:01/02/2003 Time:14:16

Doc Stamp-Deed : 0.70

DC, Brent Thurmond, WAKULLA County 8:469 P:617

CONTINUATION OF EXHIBIT "A"

WESTERLY HALF OF LOT 63 - INDIAN SUMMER SUBDIVISION - unrecorded

Commence at the Northwest corner of Section 3, Township 5 South, Range 3 West, Wakulla County, Florida and thence run North 89 degrees 59 minutes East along the North line of said Section 3, a distance of 3208.38 feet to the center line of State Road No. 375, thence run South 41 degrees 35 minutes East along said center line 8682.90 feet to the extension of the East right-of-way line of Cherokee Drive, thence run North 42 degrees 57 minutes 40 seconds East 1220.65 feet to the South right-of-way line of Seminole Lane, thence along said right-of-way line of Seminole Lane as follows: South 77 degrees 59 minutes 20 seconds East 427.06 feet, thence South 44 degrees 03 minutes 40 seconds East 278.18 feet, thence South 16 degrees 56 minutes 40 seconds East 285.10 feet to a point of curve with a radius of 207.26 feet and a central angle of 51 degrees 30 minutes 50 seconds for an arc distance of 186.34 feet to the point of tangency, thence South 68 degrees 27 minutes 30 seconds East 280.46 feet to a point of curve with a radius of 132.60 feet and a central angle of 74 degrees 02 minutes 30 seconds for an arc distance of 167.11 feet to a point of tangency, thence North 37 degrees 30 minutes East 389.82 feet, thence North 30 degrees 54 minutes East 530.70 feet to a point of curve, from said point of curve run in a Northerly direction along a curve with a radius of 348.74 feet and a central angle of 32 degrees 00 minutes for an arc distance of 194.17 feet to a point of tangency; from said point of tangency thence run North 01 degrees 06 minutes West 251.70 feet, thence North 23 degrees 14 minutes 40 seconds East 420.30 feet, thence North 41 degrees 41 minutes 20 seconds East 379.90 feet, thence North 14 degrees 57 minutes 40 seconds East 341.18 feet, thence run North 03 degrees 14 minutes 25 seconds East 319.16 feet to the point of curve with a radius of 269.01 feet and a central angle of 40 degrees 47 minutes, thence run Northerly along said curve with an arc distance of 190.38 feet to the point of tangency, thence run North 37 degrees 32 minutes 35 seconds West 528.45 feet, thence run North 31 degrees 54 minutes 25 seconds West 352.36 feet, thence run North 12 degrees 49 minutes 35 seconds West 338.15 feet to a point of curve, thence along said curve to the left having a central angle of 42 degrees 06 minutes 40 seconds and a radius of 259.72 feet for an arc distance of 189.77 feet to a point of tangency, thence North 54 degrees 56 minutes 15 seconds West 360.925 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 54 degrees 56 minutes 15 seconds West along said right-of-way of Seminole Lane 52.075 feet, thence leaving said right-of-way boundary run North 49 degrees 03 minutes 45 seconds East 168.30 feet to the Westerly bank of the Sopchoppy River, thence run South 53 degrees 03 minutes 17 seconds East along said Westerly river bank 51.68 feet, thence leaving said river bank run South 49 degrees 03 minutes 45 seconds West 166.55 feet to the POINT OF BEGINNING containing 0.20 of an acre, more or less, said tract being the Westerly Half of Lot 63 of Indian Summer Subdivision, unrecorded.