

THIS INSTRUMENT PREPARED BY:  
HAYWARD & GRANT, P. A.  
John A. Grant, Esq.  
2121-G Killarney Way  
Tallahassee, Florida 32309

Inst:0000214645 Date:08/17/2004 Time:12:15  
Doc Stamp-Deed : 0.70  
DC, Brent Thurmond, WAKULLA County B:552 P:684

Property ID # 293S01E00005506002

### QUITCLAIM DEED

THIS INDENTURE, Made on this 11th day of August, 2004, by and between James Lee Simmons and Kathy D. Simmons, husband and wife, whose address is Section 27 & 29-3S-1E, Block A, River Plantation 2, Crawfordville, FL 32327, Grantors, and James Lee Simmons and Kathy D. Simmons, husband and wife, whose address is Section 27 & 29-3S-1E, Block A, River Plantation 2, Crawfordville, FL 32327, Grantees,

#### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's interest in the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

See Exhibit "A".

IN WITNESS WHEREOF, Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

WITNESSES:

*Sandra L. Kent*  
Sign Name  
SANDRA L. KENT  
Print Name

*James Lee Simmons*  
James Lee Simmons

*Rosemary C. Hatch*  
Sign Name  
Rosemary C. Hatch  
Print Name

*Kathy D. Simmons*  
Kathy D. Simmons

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 11th day of August, by James Lee Simmons and Kathy D. Simmons, who is/are personally known to me or who produced Driver's License as identification.

*Sandra L. Kent*  
Notary Public



# Exhibit A

Begin at a concrete monument marking the most Easterly corner of Lot 48, Block "A" of River Plantation Estates Unit No. 2, a subdivision as per map or plat thereof recorded in Plat Book 2, Pages 59-61 of the Public Records of Wakulla County, Florida and thence run North 85 degrees 22 minutes 53 seconds West along the Northerly right-of-way boundary of a 200.00 foot powerline easement and the Northerly boundary of said Lot 48 a distance of 579.01 feet to a concrete monument, thence run North 06 degrees 38 minutes 02 seconds East along said subdivision boundary 199.54 feet to a concrete monument on the Southerly right-of-way boundary of a 60.00 foot roadway thence run South 83 degrees 20 minutes 26 seconds East along said right-of-way boundary 453.26 feet to a concrete monument marking a point of curve to the left, thence run Easterly along said right-of-way boundary and along said curve with a radius of 796.44 feet, thru a central angle of 07 degrees 27 minutes 54 seconds for an arc distance of 103.77 feet to a concrete monument ; thence run North 89 degrees 30 minutes 20 seconds East along said right-of-way boundary 9.13 feet to a concrete monument, thence run South 02 degrees 45 minutes 24 seconds West along the Westerly right-of-way boundary of Rio Paz Trace 187.32 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 60 foot roadway known as River Plantation Road from subject property to Highway 98 and over and across Hunters Trace to County Road #365 as per plat of Hunters Glenn Plantation, Plat Book 3, Page 40 of the Public Records of Wakulla County, Florida.

SUBJECT TO the Declaration of Restrictive Covenants of Hunters Glenn Plantation recorded OR Book 257, Page 132 and First Amendment to Restrictive Covenants recorded OR Book 295, Page 893 of the Public Records Wakulla County, Florida.

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