

Prepared by and return to:

Gary W. Lyons, Esq.

Attorney at Law

McFarland, Gould, Lyons, Sullivan & Hogan, P.A.

311 S. Missouri Avenue

Clearwater, FL 33756

Inst:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

DC, Brent Thurmond, WAKULLA County B:556 P:546

File Number: 240146

00-00-121-285-11968-31

00-00-121-285-11968-B32

[Space Above This Line For Recording Data]

Corporate Warranty Deed

This Indenture, made this 30th day of August, 2004 between Fiddler's Cove Development Company, L.L.C., a Florida limited liability company whose post office address is 1122 Ball Street, Suite B, Perry, GA 31069, a corporation existing under the laws of the State of Georgia, grantor, and Anthony Holloway and Andra T. Dreyfus, husband and wife whose post office address is 29 Sunset Bay Drive, Belleair, FL 33756 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold 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:

The Northerly portion of Lot 31, FIDDLER'S COVE, PAHSE II, being further described in Exhibit "A"

Parcel Identification Number: 00-00-121-285-11968-31

and

The Southerly portion of Lot 31, FIDDLER'S COVE, PAHSE II, being further described in Exhibit "B"

Parcel Identification Number: 00-00-121-285-11968-B32

Subject to Real property taxes for the year 2004 and subsequent years. Subject to all easement, reservation, restrictions, and covenants of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Fiddler's Cove Development Company, L.L.C., a Florida corporation

By: Herman F. Klein, Jr.
Herman F. Klein, Jr., Managing Partner

Witness Name: Jon Garen

Witness Name: Kurtis D. Woods

(Corporate Seal)

State of Georgia

County of Houston

The foregoing instrument was acknowledged before me this 30th day of August, 2004 by Herman F. Klein, Jr., Managing Member of Fiddler's Cove Development Company, L.L.C., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Sherry C. Reeves
Notary Public

Printed Name: Sherry C. Reeves

My Commission Expires: April 5, 2007

Notary Public, Irwin County, Georgia
My Commission Expires April 5, 2007

Inet:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

DC, Brent Thurmond, WAKULLA County B:556 P:547

EXHIBIT "A"

Inet:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

_____, DC, Brent Thurmond, WAKULLA County B:556 P:540

0.57 ACRES

NORTHERLY PORTION OF LOT 31, FIDDLER'S COVE PHASE II

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

The Northerly portion of Lot 31, Fiddler's Cove, Phase II, being more particularly described as follows:

Commence at a rod and cap marking the Northwest corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida said point also lying on the Southerly right of way of a 30 foot wide ingress/egress easement; thence run along said Southerly right of way North 77 degrees 21 minutes 56 seconds West 187.01 feet to a rod and cap lying on the Southwesterly right of way of Peninsula Place; thence run along said Westerly right of way North 11 degrees 50 minutes 37 seconds East 16.48 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue along said Westerly right of way North 11 degrees 50 minutes 37 seconds East 16.48 feet to a rod and cap marking the Northwest corner of said right of way of Peninsula Place, said point also marking the Northeast corner of a 30 foot wide ingress and egress easement; thence run along said Northerly right of way of said easement South 77 degrees 21 minutes 56 seconds West 115.11 feet to a rod and cap; thence North 05 degrees 18 minutes 09 seconds East 10.76 feet to a rod and cap lying on the approximate mean high waterline of Oyster Bay; thence run along said approximate mean high waterline as follows: North 00 degrees 09 minutes 50 seconds East 39.55 feet; thence North 08 degrees 19 minutes 32 seconds West 39.14 to a rod and cap; thence North 39 degrees 26 minutes 56 seconds West 43.91 feet; thence South 76 degrees 12 minutes 51 seconds West 37.15 feet; thence South 40 degrees 06 minutes 12 seconds West 24.84 feet; thence South 68 degrees 43 minutes 31 seconds West 28.82 feet; thence South 81 degrees 48 minutes 00 seconds West 24.44 feet; thence South 58 degrees 04 minutes 44 seconds West 31.45 feet; thence South 45 degrees 35 minutes 33 seconds West 21.72 feet; thence South 02 degrees 38 minutes 56 seconds West 28.92 feet; thence South 02 degrees 44 minutes 22 seconds West 59.67 feet; thence South 03 degrees 31 minutes 55 seconds East 17.21 feet; thence leaving said approximate mean high waterline run North 77 degrees 21 minutes 56 seconds East 78.59 feet to a point lying on the Westerly right of way of said 30 foot wide ingress and egress easement; thence run North 77 degrees 21 minutes 56 seconds East along the centerline of said ingress and egress easement for 299.22 feet to the POINT OF BEGINNING, containing 0.57 acres more or less.

EXHIBIT "A"

A Easterly portion of the above described lands being subject to a conservation easement as shown on the recorded plat of Fiddler's Cove, Phase II, plat book 3, page 104 of the official records office of Wakulla County, Florida.

Together with a 30 foot wide ingress and egress easement being more particularly described as follows:

Begin at a rod and cap marking the Northeast corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida said point also lying on the Southwesterly corner of the right of way of Peninsula Place; thence run along said Westerly right of way North 11 degrees 15 minutes 37 seconds East 32.96 feet to a rod and cap lying on the Northwesterly corner of said right of way; thence leaving said right of way run South 77 degrees 21 minutes 56 seconds West 115.11 feet to a rod and cap; thence South 77 degrees 22 minutes 08 seconds West 76.67 feet to a rod and cap; thence south 77 degrees 21 minutes 56 seconds West 31.27 feet; thence South 03 degrees 45 minutes 27 seconds West 31.28 feet; thence North 77 degrees 21 minutes 56 seconds East 31.21 feet to a rod and cap; thence North 77 degrees 21 minutes 56 seconds West 187.01 feet to the POINT OF BEGINNING, to include the bridge structure built thereon.

Inst:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

DC, Brent Thurmond, WAKULLA County B:556 P:549

EXHIBIT "B"

Inst:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

_____, DC, Brent Thurmond, WAKULLA County B:556 P:550

0.84 ACRES

SOUTHERLY PORTION OF LOT 31, FIDDLER'S COVE PHASE II

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61 G17, Florida Administrative Code).

The Southerly portion of Lot 31, Fiddler's Cove, Phase II, being more particularly described as follows:

Begin at a rod and cap marking the Northwest corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida, said point also lying on the Southerly right of way of a 30 foot wide ingress/egress easement; thence from said POINT OF BEGINNING run South 05 degrees 18 minutes 09 seconds West 182.05 feet to a point lying on the approximate mean high waterline of Oyster Bay; thence run along said approximate mean high waterline South 72 degrees 59 minutes 12 seconds West 47.50 feet; thence South 79 degrees 35 minutes 52 seconds West 54.64 feet; thence South 69 degrees 54 minutes 52 seconds West 28.90 feet; thence North 38 degrees 27 minutes 39 seconds West 31.52 feet; thence North 48 degrees 28 minutes 46 seconds West 23.93 feet; thence North 24 degrees 16 minutes 32 seconds West 44.65 feet; thence North 30 degrees 59 minutes 57 seconds West 36.43 feet; thence North 42 degrees 26 minutes 58 seconds East 23.56 feet; thence North 39 degrees 45 minutes 50 seconds East 30.47 feet; thence North 03 degrees 31 minutes 55 seconds East 36.74 feet; thence leaving said approximate mean high waterline run North 77 degrees 21 minutes 56 seconds East 299.22 feet to a point lying on the Westerly right of way of Peninsula Place; thence run along said right of way South 11 degrees 50 minutes 37 seconds West 16.48 feet to a point lying on the Southerly right of way of a 30 foot wide ingress/egress easement; thence run along the Southerly right of way of said easement South 77 degrees 21 minutes 56 seconds West 187.01 feet to a rod and cap the POINT OF BEGINNING, containing 0.84 acres more or less.

A Easterly portion of the above described lands being subject to a conservation easement as shown on the recorded plat of Fiddler's Cove, Phase II, plat book 3, page 104 of the official records office of Wakulla County, Florida.

Together with a 30 foot wide ingress and egress easement being more particularly described as follows:

Begin at a rod and cap marking the Northeast corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida said point also lying on the Southwesterly corner of the right of way of Peninsula Place; thence run along said Westerly right of way North 11 degrees 15 minutes 37 seconds East 32.96 feet to a rod and cap lying on the Northwesterly corner of said right of way; thence

EXHIBIT "B"

SOUTHERLY PORTION OF LOT 31, FIDDLER'S COVE PHASE II

leaving said right of way run South 77 degrees 21 minutes 56 seconds West 115.11 feet to a rod and cap; thence South 77 degrees 21 minutes 56 seconds West 76.67 feet to a rod and cap; thence South 77 degrees 21 minutes 56 seconds West 31.27 feet; thence South 03 degrees 45 minutes 27 seconds West 31.28 feet; thence North 77 degrees 21 minutes 56 seconds East 31.21 feet to a rod and cap; thence North 77 degrees 21 minutes 56 seconds East 75.85 feet; thence North 77 degrees 21 minutes 56 seconds East 187.01 feet to the POINT OF BEGINNING, to include the bridge structure built thereon.

Inst:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4340.00

DC, Brent Thurmond, VANILLA County B:556 P:551