

QUITCLAIM DEED

This Quitclaim Deed is made this 23rd day of May, 2005, between **Fiddler's Cove Development Co., LLC**, of Shell Point, Wakulla County, Florida, as Grantor, and **Fiddler's Cove of Wakulla County Homeowners Association, Inc.** of Shell Point, Wakulla County, Florida, as Grantee.

WITNESSETH, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the Grantor has remised, released, and quitclaimed, and by these presents, does remise, release and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the real property more particularly described as follows:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her/his hand and seal on the day and year first above written.

LEGAL DESCRIPTION

THE COMMON AREA AND ROADWAY OF FIDDLER'S COVE, PHASE I BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest Corner of Lot 1, Block "b" of Unit Number 1 of Shell Point Beach, a subdivision thereof recorded in Plat Book 1, Page 24 of the official records of Wakulla County, Florida: thence run North 17 degrees 30 minutes 00 seconds West 1819.48 feet; thence North 17 degrees 39 minutes 28 seconds West 741.51 feet; thence South 72 degrees 20 minutes 32 seconds West 15.00 feet to a point lying on the Westerly right of way of Canal Street; thence run along said right of way as follows: North 17 degrees 39 minutes 28 seconds West 1141.98 feet to the POINT OF BEGINNING said point being the POINT OF BEGINNING; thence North 17 degrees 39 minutes 28 seconds West, a distance of 304.65 feet; thence South 57 degrees 31 minutes 02 seconds West, a distance of 86.06 feet to a rod and cap lying on the Easterly right of way of Fiddler's Trace to the point of curve of a non tangent curve to the left, a radial distance of 240.00 feet; thence northwesterly along the arc, through a central angle of 11 degrees 28 minutes 54 seconds, a distance of 48.09 feet, chord of said arc being North 60 degrees 02 minutes 14 seconds West, 48.01 feet to a concrete

Document Prepared By:
Gary K. Hunter, Jr.
Hopping Green & Sams, P.A.
May 3, 2005

monument; thence continue along said right of way as follows: North 65 degrees 46 minutes 41 seconds West, a distance of 55.27 feet to a concrete monument to a point of curve to the right having a radius of 295.00 feet and a central angle of 36 degrees 00 minutes 00 seconds; thence northwesterly along the arc a distance of 185.35 feet, chord of said arc being North 47 degrees 46 minutes 41 seconds West, 182.32 feet to a concrete monument; thence North 29 degrees 46 minutes 41 seconds West, a distance of 203.39 feet to a concrete monument to a point of curve to the right having a radius of 35.00 feet and a central angle of 91 degrees 00 minutes 00 seconds; thence northerly along the arc a distance of 55.59 feet, chord of said arc being North 15 degrees 43 minutes 19 seconds East, 49.93 feet to a concrete monument; thence North 61 degrees 13 minutes 19 seconds East, a distance of 29.96 feet to a concrete monument to a point of curve to the left having a radius of 95.00 feet and a central angle of 46 degrees 44 minutes 44 seconds; thence northeasterly along the arc a distance of 77.51 feet, chord of said arc being North 37 degrees 50 minutes 57 seconds East, 75.38 feet to a concrete monument to a point of reverse curve to the right having a radius of 55.00 feet and a central angle of 46 degrees 14 minutes 44 seconds; thence northeasterly along the arc, a distance of 44.39 feet, chord of said arc being North 37 degrees 35 minutes 57 seconds East, 43.20 feet to a concrete monument; thence North 60 degrees 43 minutes 19 seconds East, a distance of 45.29 feet to a point lying on the intersection of said right of way with the Westerly right of way of Canal Street; thence leaving said Westerly right of way run along said right of way of Canal Street, North 28 degrees 35 minutes 00 seconds West, a distance of 30.00 feet to a point lying on the intersection of said right of way with the Westerly right of way of Fiddler's Trace; thence leaving said right of way of Canal street run along said Westerly right of way of Fiddler's Tract as follows: South 60 degrees 43 minutes 19 seconds West, a distance of 45.65 feet to a concrete monument to a point of curve to the left having a radius of 85.00 feet and a central angle of 46 degrees 14 minutes 44 seconds; thence southwesterly along the arc a distance of 68.61 feet, chord of said arc being South 37 degrees 35 minutes 57 seconds West, 66.76 feet to a concrete monument to a point of reverse curve to the right having a radius of 65.00 feet and a central angle of 46 degrees 44 minutes 44 seconds; thence southwesterly along the arc, a distance of 53.03 feet, chord of said arc being South 37 degrees 50 minutes 57 seconds West, 51.57 feet to a concrete monument; thence South 61 degrees 13 minutes 19 seconds West, a distance of 29.96 feet to a concrete monument to a point of curve to the left having a radius of 65.00 feet and a central angle of 91 degrees 00 minutes 00 seconds; thence southerly along the arc a distance of 103.24 feet, chord of said arc being South 15 degrees 43 minutes 19 seconds West, 92.72 feet to a concrete monument; thence South 29 degrees 46 minutes 41 seconds East, a distance of 203.39 feet to a concrete monument to a point of curve to the left having a radius of 325.00 feet and a central angle of 36 degrees 00 minutes 00 seconds; thence southeasterly along the arc a distance of 204.20 feet, chord of said arc being South 47 degrees 46 minutes 41 seconds East, 200.86 feet to a concrete monument; thence South 65 degrees 46 minutes 41 seconds East, a distance of 55.27 feet to a concrete monument to a point of curve to the right having a radius of 210.00 feet and a central angle of 47 degrees 30 minutes 00 seconds; thence southeasterly along the arc a distance of 174.10 feet, chord of said arch being South 42 degrees 01 minutes 41 seconds East, 169.15 feet to a concrete monument; thence South 18 degrees 16 minutes 41 seconds East, a distance of 142.32 feet to a concrete monument; thence leaving said right of way run, North 71 degrees 46 minutes 27 seconds East, a distance of 64.25 feet to the POINT OF BEGINNING, 1.03 acres, more or less.

Above legal description was derived from the recorded plat of Fiddler's Cove, Phase I recorded in Plat Book 3, Page 84 of the official records of Wakulla County, Florida.

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DC, Brent Thurmond, WAKULLA County B:594 P:649

THE COMMON AREA AND ROADWAY OF FIDDLER'S COVE, PHASE II BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest Corner of Lot 1, Block "b" of Unit Number 1 of Shell Point Beach, a subdivision thereof recorded in Plat Book 1, Page 24 of the official records of Wakulla County, Florida; thence run North 17 degrees 30 minutes 00 seconds West 1819.48 feet; thence North 17 degrees 39 minutes 28 seconds West 741.51 feet; thence South 72 degrees 20 minutes 32 seconds West 15.00 feet to a concrete monument lying on the Westerly right of way of Canal Street; thence South 79 degrees 28 minutes 02 seconds West, a distance of 293.01 feet to a rebar lying on the approximate mean high waterline of Oyster Bay; thence run along said waterline as follows: North 62 degrees 08 minutes 53 seconds West, a distance of 19.89 feet; thence North 33 degrees 32 minutes 27 seconds East, a distance of 15.74 feet; thence North 68 degrees 51 minutes 44 seconds East, a distance of 29.99 feet; thence North 71 degrees 27 minutes 06 seconds East, a distance of 33.86 feet; thence North 87 degrees 52 minutes 19 seconds East, a distance of 30.38 feet; thence North 88 degrees 38 minutes 00 seconds East, a distance of 26.41 feet; thence North 71 degrees 49 minutes 14 seconds East, a distance of 27.52 feet; thence North 81 degrees 25 minutes 24 seconds East, a distance of 34.34 feet; thence South 80 degrees 45 minutes 56 seconds East, a distance 30.32 feet; thence North 53 degrees 35 minutes 55 seconds East, a distance of 21.95 feet; thence North 79 degrees 33 minutes 43 seconds East, a distance of 28.83 feet; thence South 83 degrees 43 minutes 38 seconds East, a distance of 7.40 feet; thence leaving said waterline run North 18 degrees 47 minutes 45 seconds West, a distance of 158.78 feet to a rod and cap; thence North 17 degrees 18 minutes 18 seconds West, a distance of 161.10 feet to a rod and cap; thence North 64 degrees 22 minutes 22 seconds West, a distance of 58.27 feet to a concrete monument lying on the Northerly right of way of Fiddler's Trace; thence South 41 degrees 18 minutes 25 seconds West, a distance of 60.00 feet to a concrete monument lying on the Southerly right of way of said Fiddler's Trace; thence run along said right of way as follows: North 48 degrees 41 minutes 35 seconds West, a distance of 25.00 feet to a concrete monument to the point of curve of a non tangent curve to the left, a radial distance of 15.00 feet; thence northerly along the arc, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 23.56 feet, chord of said arc being North 03 degrees 41 minutes 35 seconds West, 21.21 feet to a concrete monument; thence North 48 degrees 41 minutes 35 seconds West, a distance of 86.65 feet to a concrete monument to a point of curve to the right having a radius of 315.00 feet and a central angle of 09 degrees 52 minutes 42 seconds; thence northwesterly along the arc a distance of 54.31 feet, chord of said arc being North 43 degrees 45 minutes 14 seconds West, 54.24 feet to a concrete monument; thence North 38 degrees 48 minutes 53 seconds West, a distance of 175.83 feet to a concrete monument to a point of curve to the left having a radius of 25.00 feet and a central angel of 90 degrees 00 minutes 00 seconds; thence westerly along the arc a distance of 39.27 feet, chord of said arc being North 83 degrees 48 minutes 53 seconds West, 35.36 feet to a concrete monument; thence South 51 degrees 11 minutes 07 seconds West, a distance of 20.08 feet to a concrete monument to a point of curve to the right having a radius of 115.00 feet and a central angle of 26 degrees 10 minutes 48 seconds; thence southwesterly along the arc a distance of 52.55 feet, chord of said arc being South 64 degrees 16 minutes 31 seconds West, 52.09 feet to a concrete monument; thence South 77 degrees 21 minutes 56 seconds West, a distance of 31.04 feet to a rod and cap; thence leaving said right of way run, North 11 degrees 50 minutes 37 seconds East, a distance of 32.96 feet to a rod and cap lying on the Northerly right of way of said Fiddler's Trace; thence run along said right of way South 77 degrees 21 minutes 56 seconds West, a distance of 115.11 feet to a rod and cap; thence leaving said right of way run, North 05 degrees 18 minutes 09 seconds East, a distance of 10.76 feet to a rod and cap lying on the approximate mean high waterline of Oyster Bay; thence run along said waterline as follows: South 78 degrees 36 minutes 39 seconds East, a distance of 25.13 feet; thence North 50 degrees 48

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minutes 06 seconds East, a distance of 39.09 feet; thence North 24 degrees 11 minutes 32 seconds East, a distance of 43.36 feet; thence North 14 degrees 27 minutes 50 seconds East, a distance of 30.93 feet; thence North 06 degrees 38 minutes 03 seconds West, a distance of 27.29 feet; thence North 43 degrees 28 minutes 55 seconds East, a distance of 12.83 feet; thence South 55 degrees 49 minutes 31 seconds East, a distance of 23.28 feet; thence North 35 degrees 30 minutes 59 seconds East, a distance of 49.88 feet; thence North 34 degrees 05 minutes 45 seconds East, a distance of 42.17 feet; thence North 21 degrees 56 minutes 06 seconds East, a distance of 47.99 feet; thence North 10 degrees 29 minutes 57 seconds East, a distance of 49.11 feet; thence North 01 degrees 42 minutes 52 seconds West, a distance of 50.03 feet; thence North 00 degrees 25 minutes 07 seconds West, a distance of 48.28 feet; thence North 17 degrees 15 minutes 04 seconds West, a distance of 43.71 feet; thence North 23 degrees 55 minutes 05 seconds West, a distance of 45.80 feet; thence North 47 degrees 12 minutes 34 seconds West, a distance of 8.21 feet to a concrete monument; thence leaving said waterline run, North 71 degrees 46 minutes 27 seconds East, a distance of 212.29 feet to a concrete monument lying on the Westerly right of way of Canal Street; thence run along said right of way, South 17 degrees 39 minutes 28 seconds East, a distance of 1,141.98 feet to the POINT OF BEGINNING, 4.88 acres, more or less.

Less and except the following:

Commence at the Southwest Corner of Lot 1, Block "b" of Unit Number 1 of Shell Point Beach, a subdivision thereof recorded in Plat Book 1, Page 24 of the official records of Wakulla County, Florida; thence run North 17 degrees 30 minutes 00 seconds West 1819.48 feet; thence North 17 degrees 39 minutes 28 seconds West 741.51 feet; thence South 72 degrees 20 minutes 32 seconds West 15.00 feet to a concrete monument lying on the Westerly right of way of Canal Street; thence South 79 degrees 28 minutes 02 seconds West, a distance of 293.01 feet to a rebar lying on the approximate mean high waterline of Oyster Bay; thence run along said waterline as follows: North 62 degrees 08 minutes 53 seconds West, a distance of 19.89 feet; thence North 33 degrees 32 minutes 27 seconds East, a distance of 15.74 feet; thence North 68 degrees 51 minutes 44 seconds East, a distance of 29.99 feet; thence North 71 degrees 27 minutes 06 seconds East, a distance of 33.86 feet; thence North 87 degrees 52 minutes 19 seconds East, a distance of 30.38 feet; thence North 88 degrees 38 minutes 00 seconds East, a distance of 26.41 feet; thence North 71 degrees 49 minutes 14 seconds East, a distance of 27.52 feet; thence North 81 degrees 25 minutes 24 seconds East, a distance of 34.34 feet; thence South 80 degrees 45 minutes 56 seconds East, a distance of 30.32 feet; thence North 53 degrees 35 minutes 55 seconds East, a distance of 21.95 feet; thence North 79 degrees 33 minutes 43 seconds East, a distance of 28.83 feet; thence South 83 degrees 43 minutes 38 seconds East, a distance of 7.40 feet; thence leaving said waterline run North 18 degrees 47 minutes 45 seconds West, a distance of 158.78 feet to a rod and cap; thence North 17 degrees 18 minutes 18 seconds West, a distance of 161.10 feet to a rod and cap; thence North 64 degrees 22 minutes 22 seconds West, a distance of 58.27 feet to a concrete monument lying on the Northerly right of way of Fiddler's Trace; thence run along said right of way as follows: North 48 degrees 41 minutes 35 seconds West, a distance of 25.00 feet to a concrete monument to the point of curve of a non tangent curve to the right, a radial distance of 15.00 feet; thence westerly along the arc, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 23.56 feet, chord of said arc being South 86 degrees 18 minutes 25 seconds West, 21.21 feet to a concrete monument; thence North 48 degrees 41 minutes 35 seconds West, a distance of 86.65 feet to a concrete monument to a point of curve to the right having a radius of 285.00 feet and a central angle of 09 degrees 52 minutes 42 seconds; thence northwesterly along the arc a distance of 49.14 feet, chord of said arc being North 43 degrees 45 minutes 14 seconds West, 49.08 feet to a concrete monument; thence North 38 degrees 48 minutes 53 seconds West, a

distance of 9.21 feet to a rod and cap to the POINT OF BEGINNING; thence continue along said line, North 38 degrees 48 minutes 53 seconds West a distance of 231.41 feet to a concrete monument to a point of curve to the right having a radius of 85.00 feet and a central angle of 03 degrees 34 minutes 42 seconds; thence northwesterly along the arc and distance of 5.31 feet, chord of said arc being North 37 degrees 01 minutes 32 seconds West, 5.31 feet to a rod and cap; thence leaving said right of way run, North 63 degrees 37 minutes 49 seconds East, a distance of 238.37 feet to a rod and cap; thence South 16 degrees 50 minutes 19 seconds East, a distance of 213.02 feet to a rod and cap; thence South 55 degrees 44 minutes 05 seconds West, a distance of 153.71 feet to the POINT OF BEGINNING, 0.99 acres, more or less.

Above legal description was derived from the recorded plat of Fiddler's Cove, Phase II recorded in Plat Book 3, Page 104 of the official records of Wakulla County, Florida.

WITNESSES:

Jon Gavens
Witness Signature

Jon Gavens
Print or type witness name

Angeline Murphy
Witness Signature

Benjamin Bufrock
Print or type witness name

Herman R. Klein, Jr.
BY: Herman R. Klein, Jr.
Manager, Fiddler's Cove Development Co., LLC.

Inst:0000225116 Date:05/23/2005 Time:15:11
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DC, Brent Thurmond, WAKULLA County B:594 P:652

STATE OF Georgia)
COUNTY OF Houston)

The foregoing instrument was acknowledged before me this 9 day of May, 2005, by HERMAN R. KLEIN, JR. who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Lynwood Barrett
NOTARY PUBLIC
Comm Exp. 3/10/06
PRINT OR TYPE NAME: Lynwood Barrett
PUBLIC
HOUSTON COUNTY, GA