

Return to and prepared by:

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Penson & Padgett Title Services, LLC
2810 Remington Green Circle
Tallahassee, Florida 32308

Parcel ID No. 01-4S-02W-000-01806-001

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 26th day of January, 2007, between

Andrew Dean Poppell and Jessica M. Poppell, husband and wife

whose address is 6 Ridge Court, Crawfordville, FL 32327, party of the first part, and

Glen D. Fogle, Jr. and Merideth Fogle, husband and wife, whose address is 1741 Ruby Road, Tallahassee, FL 32303, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt wherefore is hereby acknowledged, does hereby remise, release, and quitclaim unto the said party of the second part his heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following land, situate, lying and being in the County of Wakulla, State of Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This Deed is being given to clarify and correct the legal description of that certain deed recorded in O. R. Book 682, Page 586, Public Records of Wakulla County, Florida.

Subject to taxes for the tax year 2006 and subsequent years, restrictions, reservations, covenants, and easements of record which specifically are not reimposed or extended hereby.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, for the use, benefit and profit of the said second party forever.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Maria C. Marshall

Witness

Printed Name: Maria C. Marshall

A D Poppell

Andrew Dean Poppell

Branda G. Griffin

Witness

Printed Name: Branda G. Griffin

Jessica M. Poppell

Jessica M. Poppell

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared, Andrew Dean Poppell and Jessica M. Poppell, Party of the First Part, who is ☒ personally known to me, or who has ☐ presented drivers license as identification, and who executed the foregoing instrument before me.

WITNESS my hand and official seal in the county and state last aforesaid this 26th day of January, 2007.

NOTARY PUBLIC

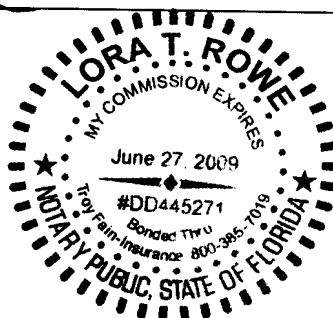


EXHIBIT "A"

(Fogle)

Commence at a 3 inch round concrete monument marking the Southwest corner of the Northeast corner of the Southwest Quarter of Section 1, Township 4 South, Range 2 West, Wakulla County, Florida; thence along the West boundary of the Northeast Quarter of the Southwest Quarter of said Section 1, North 00 degrees 21 minutes 13 seconds East 795.65 feet to a set iron rod & cap (#7245); thence depart said West boundary line South 89 degrees 38 minutes 47 seconds East 200.00 feet to a set iron rod & cap (#7245) and the Westerly right of way boundary of proposed Magnolia Park Drive (60' right of way); thence depart said Westerly right of way boundary South 52 degrees 42 minutes 38 seconds East 75.06 feet to a set iron rod & cap (#7245) lying on the Easterly right of way boundary of said proposed Magnolia Park Drive and the Point of Beginning. Thence South 89 degrees 38 minutes 47 seconds East 175.00 feet to a set iron rod & cap (#7245); thence South 00 degrees 21 minutes 13 seconds West 104.19 feet to a set iron rod & cap (#7245) lying on the North right of way boundary of Magnolia Park Drive (60' right of way); thence along said right of way boundary South 88 degrees 58 minutes 19 seconds West 123.83 feet to a set concrete monument (#7245) and a curve concave to the Northeasterly and having a radius of 50.00 feet; thence Northwesterly along said curve through a central angle of 91 degrees 22 minutes 54 seconds for an arch length of 79.75 feet, (chord bears North 45 degrees 20 minutes 14 seconds West 71.56 feet) to a set concrete monument (#7245); thence North 00 degrees 21 minutes 13 seconds East 57.19 feet to the Point of Beginning.

TOGETHER WITH AN ACCESS EASEMENT described as follows:

A parcel of land lying in Section 1, Township 4 South, Range 2 West, Wakulla County, Florida, as described in Official Records Book 239, Page 243 of the Public Records of Wakulla County, Florida, being more particularly described as follows:

Commence at a 3 inch round concrete monument (#2919) marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 1, Township 4 South, Range 2 West, Wakulla County, Florida, thence North 00 degrees 21 minutes 13 seconds East along the West boundary of the Northeast Quarter of the Southwest Quarter of said Section 1, 1181.31 feet to a found iron pipe (1 ½ inches); thence leaving said West boundary of the Northeast Quarter of the Southwest Quarter of said Section 1, run North 89 degrees 01 minutes 07 seconds East to a found iron pipe (2 inches); thence North 88 degrees 55 minutes 29 seconds East 309.89 feet to a found concrete monument; thence North 01 degrees 44 minutes 47 seconds West 181.20 feet to a found iron pipe, said point being on a curve to the Northerly, thence Easterly along said curve having a radius of 3541.02 feet through a central angle of 3 degrees 36 minutes 48 seconds for an arc length of 223.31 feet (chord bears South 82 degrees 43 minutes 52 seconds East 223.26 feet to the Point of Beginning, from said Point of Beginning run concave to the Northerly; thence Southeasterly along said curve having a radius of 3541.02 feet through a central angle of 01 degree 18 minutes 08 seconds for an arc length of 80.48 feet (chord bears South 85 degrees 11 minutes 20 seconds East 80.47 feet); thence South 01 degree 24 minutes 49 seconds East 84.72 feet to the point of curvature of a curve concave to the Southerly; thence Easterly along said curve having a radius of 200.00 feet through a central angle of 40 degrees 27 minutes 56 seconds

for an arc length of 141.25 feet (chord bears South 18 degrees 49 minutes 09 seconds West 138.33 feet); thence South 39 degrees 03 minutes 07 seconds West 8.61 feet to the point of curvature of a curve concave to the Northerly; thence Westerly along said curve having a radius of 30.00 feet through a central angle of 90 degrees 00 minutes 00 seconds for an arc length of 47.13 feet (chord bears South 05 degrees 56 minutes 53 seconds East 42.43 feet); thence South 50 degrees 56 minutes 53 seconds East 47.77 feet to the point of curvature of a curve concave to the Southerly; thence Westerly along said curve having a radius of 200.00 feet through a central angle of 49 degrees 14 minutes 45 seconds for an arc length of 171.90 feet (chord bears South 26 degrees 19 minutes 31 seconds East 166.66 feet) thence South 01 degree 42 minutes 08 seconds East 329.91 feet; thence South 88 degrees 17 minutes 52 seconds West 60.00 feet to the point of curvature of a curve concave to the Easterly; thence Northerly along said curve having a radius of 30.00 feet through a central angle of 89 degrees 19 minutes 33 seconds for an arc length of 46.77 feet (chord bears North 46 degrees 21 minutes 55 seconds West 42.18 feet); thence South 88 degrees 58 minutes 19 seconds West 595.73 feet to the point of curvature of a curve concave to the Westerly; thence Southerly along said curve having a radius of 110.00 feet through a central angle of 91 degrees 22 minutes 54 seconds for an arc length of 175.44 feet (chord bears North 45 degrees 20 minutes 14 seconds West 157.43 feet); thence North 00 degrees 21 minutes 13 seconds East 57.19 feet; thence South 89 degrees 38 minutes 47 seconds East 60.00 feet; thence South 00 degrees 21 minutes 13 seconds West 57.19 feet to the point of curvature of a curve concave to the Northerly; thence Westerly along said curve having a radius of 50.00 feet through a central angle of 91 degrees 22 minutes 54 seconds for an arc length of 79.75 feet (chord bears South 45 degrees 20 minutes 14 seconds East 71.56 feet); thence North 88 degrees 58 minutes 19 seconds East 594.32 feet to the point of curvature of a curve concave to the Westerly; thence Easterly along said curve having a radius of 30.00 feet through a central angle of 90 degrees 40 minutes 27 seconds for an arc length of 47.48 feet (chord bears North 43 degrees 38 minutes 05 seconds East 42.68 feet); thence North 01 degree 42 minutes 08 seconds West 209.90 feet to the point of curvature of a curve concave to the Westerly; thence Northerly along said curve having a radius of 140.00 feet through a central angle of 49 degrees 14 minutes 45 seconds for an arc length of 120.33 feet (chord bears North 26 degrees 19 minutes 31 seconds West 116.66 feet); thence North 50 degrees 56 minutes 53 seconds West 47.38 feet to the point of curvature of a curve to a point lying on a non-tangent compound curve concave to the Easterly; thence Northerly along said curve having a radius of 30.39 feet through a central angle of 90 degrees 00 minutes 00 seconds for an arc length of 47.74 feet (chord bears South 84 degrees 03 minutes 07 seconds West 42.98 feet) to a point of reverse curve concave to the Northwesterly; thence Southerly along said curve having a radius of 174.78 feet through a central angle of 12 degrees 32 minutes 00 seconds for an arc length of 38.23 feet (chord bears South 45 degrees 19 minutes 07 seconds West 38.16 feet); thence North 46 degrees 07 minutes 28 seconds West 60.84 feet to the point of curvature of a curve concave to the Northwesterly; thence Easterly along said curve having a radius of 114.78 feet through a central angle of 16 degrees 36 minutes 40 seconds for an arc length of 33.28 feet (chord bears North 47 degrees 21 minutes 27 seconds East 33.16 feet); thence North 39 degrees 03 minutes 07 seconds East 88.06 feet to the point of curvature of a curve concave to the Westerly; thence Northerly along said curve having a radius of 167.48 feet through a central angle of 40 degrees 27 minutes 56 seconds for an arc length of 118.28 feet (chord bears North 18 degrees 49 minutes 09 seconds East 115.84 feet) thence North 01 degree 24 minutes 49 seconds West 106.76 feet to the Point of Beginning.