

This instrument was prepared under the supervision of AARON R. HOLLOWAY, Attorney at Law, of the AUSLEY & McMULLEN LAW FIRM, Post Office Box 391, Tallahassee, Florida 32302, who certifies **ONLY** that he prepared the same from information furnished to him and that the accuracy of the description and marketability of title are **NOT** guaranteed.

WHEN RECORDED, RETURN TO:

Aaron R. Holloway
AUSLEY & McMULLEN
Post Office Box 391
Tallahassee, Florida 32302

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of June, 2013, between **JOHN MARK MILLER**, a married man, whose mailing address is 1324 Avondale Way, Tallahassee, FL 32317 (hereinafter called Grantor), and **YONGGANG YI**, a married man; **SU FANG**, a married woman; and **YI FANG**, a single man, whose mailing addresses are 3185 Sawtooth Drive, Tallahassee, FL 32303, as joint tenants with right of survivorship (hereinafter called Grantee);

(Wherever the context hereof so requires or admits, the terms "Grantor" and "Grantee" shall include singular and plural, and use of any gender shall be applicable to all genders, and this instrument shall be binding upon all parties hereto and their legal representatives, successors, and assigns.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released, and quitclaimed, and by these presents does remise, release, and quitclaim unto the Grantee, his heirs, successors, and assigns forever, all the right, title, interest, claim, and demand which the Grantor has in the following described parcel of land, situate, lying, and being in the County of Wakulla, State of Florida, to wit:

Commence at a concrete monument marking the Southwest corner of Section 30, township 2 South, Range 1 West, Wakulla County, Florida, said point also lying on the Westerly right of way line of a City of Tallahassee Powerline Easement: thence run along said right of way line North 00 degrees 09 minutes 10 seconds East 899.76 feet to a concrete monument; thence leaving said right of way line run North 89 degrees 56 minutes 10 seconds East 120.00 feet to a rod and cap lying on the Easterly right of way line of said powerline; thence run along said Easterly right of way line North 00 degrees 20 minutes 25 seconds West 373.36 feet to a rod and cap; thence leaving said right of way line run North 89 degrees 54 minutes 46 seconds East 497.18 feet to a rod and cap for the Point of Beginning; thence from said Point of Beginning run North 89 degrees 54 minutes 46 seconds East 610.91 feet to a rod and cap; thence South 08 degrees 30 minutes 51 seconds West 379.11 feet to a rod and cap; thence South 88 degrees 53 minutes 48 seconds West 12.20 feet to a concrete monument; thence North 89 degrees 57 minutes 28 seconds West 424.70 feet to a concrete monument; thence North 89 degrees 59 minutes 41 seconds West 115.66 feet to a rod and cap; thence North 00 degrees 20 minutes 25 seconds West 373.92 feet to the Point of Beginning; containing 5.00 acres more or less.

SUBJECT TO an access and utility easement being more particularly described as follows: Commence at a concrete monument marking the Southwest corner of Section 30, Township 2 South, Range 1 West, Wakulla County, Florida, said point

also lying on the Westerly right of way line of a City of Tallahassee Powerline Easement; thence run along said right of way line North 00 degrees 09 minutes 10 seconds East 899.76 feet to a concrete monument; thence leaving said right of way line run North 89 degrees 56 minutes 10 seconds East 120.00 feet to a rod and cap lying on the Easterly right of way line of said powerline; thence run along said Easterly right of way line North 00 degrees 20 minutes 25 seconds West 373.36 feet to a rod and cap; thence leaving said right of way line run North 89 degrees 54 minutes 46 seconds East 497.18 feet to a rod and cap; thence North 89 degrees 54 minutes 46 seconds East 610.91 feet to a rod and cap for the Point of Beginning; thence from said Point of Beginning run South 08 degrees 30 minutes 51 seconds West 36.41 feet; thence South 89 degrees 54 minutes 46 seconds West 90.46 feet; thence North 00 degrees 05 minutes 14 seconds West 36.00 feet; thence North 89 degrees 54 minutes 46 seconds East 95.91 feet to the Point of Beginning.

Subject to a County Road over and across the Easterly portion of subject property.

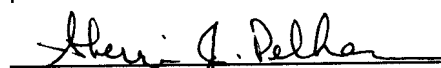
Subject to special assessments and those accruing hereafter, zoning and other governmental restrictions and qualifications, public utility easements and restrictive covenants of record, if any.

Parcel Identification Number: **30-2S-01W-000-04174-004**

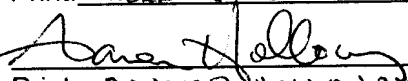
TO HAVE AND TO HOLD the same, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee and his heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed, and delivered in the presence of:


Print: SHERRI J. PELHAM


JOHN MARK MILLER, Grantor


Print: AARON R. HOLLOWAY
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19th day of June, 2013, by **JOHN MARK MILLER, Grantor**. Such person is: (☒) personally known to me; or (☐) produced a current Georgia driver's license as identification.


(Signature of Notary Public)

(Notarial Seal)

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(Typed or Printed Name of Notary Public)

