

② When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

78740949-1

Quit Claim Deed

This Instrument Prepared by: Martine Cunningham

Address: 6208 Alexander Circle  
St. Pete #2 34982

Property Appraisers Parcel Identification (Folio Number(s)).

R00-00-078-013-17851-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 22 day of March, 2013

BY: (first party), Edward Cunningham a single man

TO: (second party), Martine & John Cunningham Husband & wife

Whose post office address is: 6208 Alexander Circle, Fort Pierce #2 34982

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever; all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Wakulla, State of Florida, to wit:

Lot 140 Block A Magnolia Gardens as per plat of said subdivision recorded in Plat Book 1, page 37, Public Records of Wakulla County Florida

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, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF New York  
COUNTY OF Richmond

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Edward Cunningham  
known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken. (Check one: ☐ Said person(s) is/are personally known to me. ☒ Said person(s) produced the following form(s) of identification: New York State Drivers License

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of March, A.D. 20 13.

MARY FALLUCCI  
NOTARY PUBLIC STATE OF NEW YORK  
RICHMOND COUNTY  
LIC. #077421474  
COMM. EXP. 11-15-14

Notary Signature

Printed Notary Signature

**EXHIBIT "A"**

File No.: 198114031413

The land referred to herein below is situated in the County of Wakulla, State of Florida, and is described as follows:

Lot 140, Block "A" MAGNOLIA GARDENS, as per plat of said subdivision recorded in Plat Book 1, Page 37, Public Records of Wakulla County, Florida.

Being the same property conveyed to John Cunningham and Marlene Cunningham and Edward Cunningham by deed from John Cunningham and Marlene Cunningham, dated June 26, 2006 and recorded March 19, 2007 in Book 702, Page 391 in Wakulla County.

Property Address: 126 Tafflinger Rd, Crawfordville, FL 32327

APN: R 00-00-078-013-10857-000



\*U03927924\*

7901 6/3/2013 78740949/1