

This Instrument Prepared by & return to:

Name: **W. Crit Smith, Esq.**
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: **3520 Thomasville Rd,**
4th Floor
Tallahassee, FL 32309
File #20140098ANH

Parcel I.D. #s:

-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS QUIT-CLAIM DEED, Executed this 10th day of January, A.D. 2014 by

BCB FLP 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter called the grantor, first party to:

MICHAEL C. CORRIGAN AND KELLY L. CORRIGAN, HUSBAND AND WIFE, hereinafter called the grantee

whose post office address is 123 Woodrich Road, Crawfordville, Florida 32327, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That the said 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 in fee simple absolute, unto the said 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:

SEE ATTACHED EXHIBIT "A", WHICH SHALL BE CONVEYED SUBJECT TO THAT CERTAIN NATURAL STATE CONSERVATION EASEMENT ATTACHED AS EXHIBIT "B", SAID CONSERVATION EASEMENT SHALL NOT BE PAVED OR ALTERED IN ANY MANNER, AND THIS CONVEYANCE IS SUBJECT TO AFFIDAVIT OF GRANTEE ATTACHED HERETO AS EXHIBIT "C".

At the request of Grantor, a title search was not done on the above- referenced property.

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:

BCB FLP 1, LLC

By:

Anne R. Boynton **LLC**
The 1998 Ben C. Boynton Family FLP, Ltd.
As Managing Member of BCB FLP 1, LLC
Printed Name: Anne Boynton
Anne Boynton General Partner LLC
As General Partner of The 1998 Ben C. Boynton Family FLP, Ltd.
Address: 2735 Miller Landing Road
Tallahassee, FL 32312

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

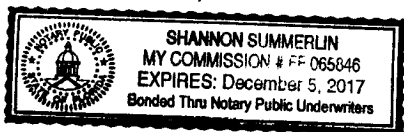
State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Anne Boynton, as General Partner of Anne Boynton General Partner LLC, which is General Partner of The 1998 Ben C. Boynton Family FLP, Ltd., which is the Managing Member of BCB FLP 1, LLC**, 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, that I relied upon the following form(s) of identification of the above-named person(s):

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 10th day of January, A.D. 2014.

Notary Public Rubber Stamp Seal



Notary Signature

Printed Notary Signature

Edwin G. Brown & Associates, Inc.

SURVEYORS * MAPPERS * ENGINEERS


NOVEMBER 5, 2013

BCB FLPI, LLC

0.53 ACRES

Commence at a concrete monument marking the Northeast corner of the South half, of the Southwest quarter, of Section 31, Township 2 South, Range 1 West, Wakulla County, Florida; thence run along the East boundary line of the Southwest quarter, of said Section 31, as follows: South 00 degrees 21 minutes 17 seconds West 90.56 feet; thence run South 00 degrees 22 minutes 44 seconds West 1235.44 feet to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 1 West Wakulla County, Florida; thence leaving said Easterly boundary line run along the West boundary line of the Northwest quarter, of the Northeast quarter of said Section 6, South 00 degrees 20 minutes 06 seconds West 1318.93 feet to a point marking the Southwest corner of the Northwest quarter, of the Northeast quarter, of said Section 6; thence leaving said Westerly boundary line run South 89 degrees 32 minutes 51 seconds East 658.90 feet to a 4x4 concrete monument marking the Southeast corner of property described in Official Record Book 316, Page 28 in the Public Records of Wakulla County, Florida; thence run along the Easterly boundary line of said Property North 00 degrees 23 minutes 38 seconds East 736.84 feet to a point marking the intersection of said Easterly boundary line with the Southerly shoulder of an existing dirt road said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly boundary line run along said Southerly shoulder of an existing dirt road as follows: North 72 degrees 32 minutes 36 seconds East 29.51 feet; thence run North 48 degrees 51 minutes 12 seconds East 27.64 feet to a point lying on the Easterly shoulder of said existing dirt road; thence run along said Easterly shoulder as follows: North 00 degrees 58 minutes 08 seconds East 206.19 feet; thence run North 00 degrees 40 minutes 46 seconds East 84.04 feet; thence run North 01 degrees 08 minutes 10 seconds West 104.78 feet; thence run North 00 degrees 34 minutes 29 seconds East 32.59 feet; thence run North 13 degrees 46 minutes 36 seconds East 17.07 feet to a point marking the intersection of said Easterly shoulder with the Southerly right of way line of Woodrich Road; thence leaving said Easterly shoulder run along said Southerly right of way line North 89 degrees 18 minutes 19 seconds West 52.52 feet to a concrete monument said point marking the intersection of said Southerly right of way line with the Easterly boundary line of said property as recorded in Official Record Book 316, Page 28, in the Public Records of Wakulla County Florida; thence leaving said Southerly right of way line run along said Easterly boundary line South 00 degrees 23 minutes 38 seconds West 471.80 feet to the POINT OF BEGINNING. Containing 0.53 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments, which could affect the boundaries.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-289PSC:34932

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2813 Crawfordville
(85



rdville, Florida 32326
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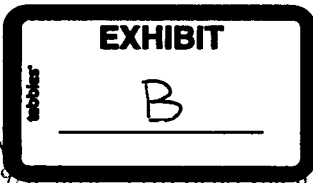
Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

NOVEMBER 5, 2013

BCB FLPI, LLC

0.42 ACRES
NATURAL STATE CONSERVATION EASEMENT

Commence at a concrete monument marking the Northeast corner of the South half, of the Southwest quarter, of Section 31, Township 2 South, Range 1 West, Wakulla County, Florida; thence run along the East boundary line of the Southwest quarter, of said Section 31, as follows: South 00 degrees 21 minutes 17 seconds West 90.56 feet; thence run South 00 degrees 22 minutes 44 seconds West 1235.44 feet to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 1 West Wakulla County, Florida; thence leaving said Easterly boundary line run along the West boundary line of the Northwest quarter, of the Northeast quarter of said Section 6, South 00 degrees 20 minutes 06 seconds West 1318.93 feet to a point marking the Southwest corner of the Northwest quarter, of the Northeast quarter, of said Section 6; thence leaving said Westerly boundary line run South 89 degrees 32 minutes 51 seconds East 658.90 feet to a 4x4 concrete monument marking the Southeast corner of property described in Official Record Book 316, Page 28 in the Public Records of Wakulla County, Florida; thence run along the Easterly boundary line of said Property North 00 degrees 23 minutes 38 seconds East 736.84 feet to a point marking the intersection of said Easterly boundary line with the Southerly shoulder of an existing dirt road said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly boundary line run along said Southerly shoulder of an existing dirt road as follows: North 72 degrees 32 minutes 36 seconds East 29.51 feet; thence run North 48 degrees 51 minutes 12 seconds East 27.64 feet to a point lying on the Easterly shoulder of said existing dirt road; thence run along said Easterly shoulder as follows: North 00 degrees 58 minutes 08 seconds East 206.19 feet; thence run North 00 degrees 40 minutes 46 seconds East 84.04 feet; thence run North 01 degrees 08 minutes 10 seconds West 104.78 feet; thence run North 00 degrees 34 minutes 29 seconds East 32.59 feet; thence run North 13 degrees 46 minutes 36 seconds East 17.07 feet to a point marking the intersection of said Easterly shoulder with the Southerly right of way line of Woodrich Road; thence leaving said Easterly shoulder run along said Southerly right of way line: North 89 degrees 18 minutes 19 seconds West 3.94 feet; thence leaving said Southerly right of way run along the edge of a dirt drive as follows: South 26 degrees 21 minutes 54 seconds West 2.12 feet; thence run South 13 degrees 41 minutes 14 seconds West 14.46 feet; thence run South 04 degrees 08 minutes 24 seconds West 15.40 feet; thence run South 02 degrees 34 minutes 22 seconds East 9.94 feet; thence run South 02 degrees 34 minutes 22 seconds East 7.13 feet; thence run South 01 degrees 02 minutes 26 seconds East 106.02 feet; thence run South 00 degrees 29 minutes 09 seconds West 83.51 feet; thence run South 00 degrees 44 minutes 33 seconds West 167.77 feet; thence run South 02 degrees 03 minutes 43 seconds West 20.56 feet; thence run South 17 degrees 25 minutes 46 seconds West 14.71 feet; thence run South 36 degrees 44 minutes 21 seconds West 16.73 feet; thence run South 52 degrees 01 minutes 03 seconds West 10.67 feet; thence run South 69 degrees 58 minutes 17 seconds West 24.03 feet to a point lying on the East boundary line of property described in Official Record Book 316, Page 28 in the Public Records of Wakulla County Florida, thence leaving said edge of dirt drive run along said East boundary line South 00 degrees 23 minutes 38 seconds West 2.78 feet to the POINT OF BEGINNING. Containing 0.05 acres more or less.



2813 Crawfordville Hwy, Crawfordville, Florida 32326
(850) 926-3070 (850) 926-0180

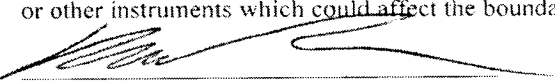
BCB FLPI, LLC
0.42 ACRES
NATURAL STATE CONSERVATION EASEMENT
NOVEMBER 5, 2013

AND ALSO

Commence at a concrete monument marking the Northeast corner of the South half, of the Southwest quarter, of Section 31, Township 2 South, Range 1 West, Wakulla County, Florida; thence run along the East boundary line of the Southwest quarter, of said Section 31, as follows: South 00 degrees 21 minutes 17 seconds West 90.56 feet; thence run South 00 degrees 22 minutes 44 seconds West 1235.44 feet to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of Section 6, Township 3 South, Range 1 West Wakulla County, Florida; thence leaving said Easterly boundary line run along the West boundary line of the Northwest quarter, of the Northeast quarter of said Section 6, South 00 degrees 20 minutes 06 seconds West 1318.93 feet to a point marking the Southwest corner of the Northwest quarter, of the Northeast quarter, of said Section 6; thence leaving said Westerly boundary line run South 89 degrees 32 minutes 51 seconds East 658.90 feet to a 4x4 concrete monument marking the Southeast corner of property described in Official Record Book 316, Page 28 in the Public Records of Wakulla County, Florida; thence run along the Easterly boundary line of said Property North 00 degrees 23 minutes 38 seconds East 736.84 feet; thence run North 00 degrees 23 minutes 38 seconds East 2.78 feet; thence run North 00 degrees 23 minutes 38 seconds East 12.50 feet to a point marking the intersection of said Easterly boundary line with the edge of a dirt drive, said point being the POINT OF BEGINNING; thence leaving said Easterly boundary line and said POINT OF BEGINNING run along said edge of dirt drive as follows: North 63 degrees 45 minutes 38 seconds East 15.97 feet; thence run North 51 degrees 49 minutes 27 seconds East 8.89 feet; thence run North 35 degrees 33 minutes 28 seconds East 10.57 feet; thence run North 25 degrees 17 minutes 55 seconds East 13.37 feet; thence run North 08 degrees 50 minutes 00 seconds East 17.18 feet; thence run North 01 degrees 20 minutes 27 seconds East 168.38 feet; thence run North 00 degrees 02 minutes 04 seconds West 82.75 feet; thence run North 01 degrees 23 minutes 55 seconds West 106.49 feet; thence run North 00 degrees 19 minutes 09 seconds West 6.59 feet; thence run North 00 degrees 19 minutes 09 seconds West 25.86 feet; thence run North 04 degrees 21 minutes 33 seconds West 15.61 feet; thence run North 26 degrees 06 minutes 41 seconds West 0.38 feet to a point lying on the Southerly right of line of Woodrich Road; thence leaving said edge of dirt drive run along said Southerly right of way line North 89 degrees 18 minutes 19 seconds West 32.44 feet to a concrete monument said point lying on the East boundary line of said property as described in Official Record Book 316, Page 28 in the Public Records of Wakulla County, Florida; thence leaving said Southerly right of way line run along said Easterly boundary line South 00 degrees 23 minutes 38 seconds West 456.52 feet to the POINT OF BEGINNING. Containing 0.37 acres more or less.

THE ABOVE DESCRIBED PROPERTY CONTAINING AN AGGREGATE OF 0.42 ACRES, MORE OR LESS.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

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Page 4 of 4

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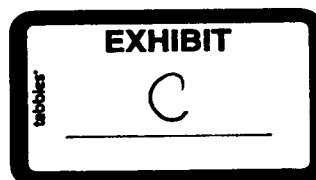
2813 Crawfordville Hwy * P.O. Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF WAKULLA

BEFORE ME personally appeared Michael C. Corrigan and Kelly L. Corrigan
("affiants") who, after being sworn, state:

1. We currently own property located at 123 Woodrich Road, Crawfordville, Wakulla County, Florida, Tax ID# 06-3S-01W-000-04297-007, further noted as the "Corrigan Property".
2. The existing driveway utilized to access the Corrigan Property is located on an adjoining parcel currently owned by BCB FLP1, LLC. A portion of this adjoining parcel is the subject of a private dispute styled BCB FLP1, LLC and Ben Boynton v Michael Corrigan and Kelly Corrigan. As part of the settlement agreement reached in that proceeding, BCB FLP1, LLC intends to deed a 0.53 acre portion of the adjoining parcel containing the driveway to affiants. This property is more fully described in Attachment A, incorporated herein by reference, and hereinafter referred to as "the Disputed Parcel."
3. The Disputed Parcel was earlier included in the "Scenic Stream" preliminary plat and PUD plan approved by the County, and was included within the "natural state" area required by Policy 1.2.10 of the Future Land Use Element of the Wakulla County Comprehensive Plan. As part of the agreement reached between the parties, BCB FLP1, LLC has applied with the County for a minor revision of the Scenic Stream preliminary plat and PUD, and intends to exclude the Disputed Parcel from the preliminary plat and PUD. However, the parties intend that the Disputed Parcel remain within the "natural state" area and that it will be placed under deed restrictions which will comply with the Wakulla County Comprehensive Plan, with the exception of the portion of the Disputed Parcel currently being used as a driveway. The property to be placed under deed restrictions as part of the "natural state" area contains 0.42 acres and is more fully described in Attachment B, incorporated herein by reference.
4. Within Policy 1.2.10 of the Future Land Use Element of the Wakulla County Comprehensive Plan, "natural state" is defined as allowing for no disturbance except for removal of native vegetation less than 2" DBH (Diameter at Breast Height), exotic or noxious plants, or downed trees. It is intended that vegetation such as briars, kudzu and those plants with similar characteristics may be removed. Additionally within the natural state area, no row thinning and aesthetic cutting of the existing pines is allowed. However, existing planted pines may be removed and replanted with hardwoods and long leaf pines. Where live oaks and other native hardwoods exist, selective clearing of planted pines shall be permitted in order to promote the growth of the native hardwood trees.



5. We acknowledge and hereby agree that the Disputed Parcel, less and excepting the property currently being used as a driveway, more fully described in Attachment B and containing 0.42 acres, will be kept in its "natural state" as that term is defined within Policy 1.2.10 of the Future Land Use Element of the Wakulla County Comprehensive Plan, and will be placed under deed restrictions which comply with the requirements of Policy 1.2.10.

DATED: December 23, 2013

Michael C. Corrigan
Michael C. Corrigan

Kelly L. Corrigan
Kelly L. Corrigan

STATE OF FLORIDA
COUNTY OF WAKULLA

Sworn to and subscribed before me on the 23 day of December, 2013 by
Michael C. and Kelly L. Corrigan.

Alfreda Collins
Notary Public, State of Florida

[Print, type or stamp commissioned
name of notary]

Check one:

 Personally known

 C Produced identification

Type of identification produced Fla drivers license

