

This instrument prepared by:
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, Florida 32303
(850) 385-0501

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED, is executed as of the 28th day of April, 2014 by Gulf View Shores, LLC, a Florida limited liability company, whose address is 7000 Natural Bridge Road, Tallahassee, Florida 32305 (hereinafter referred to as the "Grantor") and Anthony Holloway and Andra T. Dreyfus, husband and wife, whose address is 29 Sunset Bay Drive, Belleair, Florida 33756 (hereinafter collectively referred to as the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of companies)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee, their successors and assigns, forever, all of the right, title, interest, claim and demand which the Grantor 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:

The Southerly portion of Lot 31, FIDDLER'S COVE, Phase II, being further described in Exhibit "A".

Property Appraiser Parcel Number: 00-00-121-285-11968-B32

Subject to covenants, reservations, restrictions, and easements of records, if any, which are not by reference reimposed.

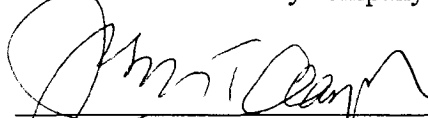
The purpose of this conveyance is to correct a scrivener's error and to remove a cloud upon title and is corrective in nature and therefore only minimum documentary stamps are due.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.


IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

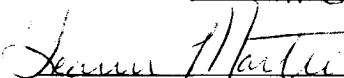
Signed, sealed and delivered
in our presence:

GULF VIEW SHORES, LLC, a
Florida limited liability company



By: JOSEPH TERRELL CLAYTON, JR.
Its: Authorized Signatory Agent

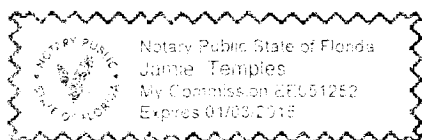

Print Name: Jamie Temples


Print Name: Leann Martin

STATE OF Florida

COUNTY OF Leon

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28th day of April, 2014, by Joseph Terrell Clayton, Jr., as Authorized Signatory Agent of Gulf View Shores, LLC, a Florida limited liability company, who personally appeared and who [☒] is personally known to me or who [☐] produced _____ as identification and he acknowledged that he executed the same on its behalf for the purposes set forth therein.



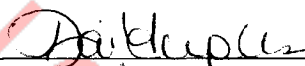

Name: Jamie Temples
Notary Public

Exhibit "A"

Inst:0000215500 Date:09/08/2004 Time:14:44

Doc Stamp-Deed : 4348.00

_____, Brent Thurmond, WAKULLA County B:556 P:550

0.84 ACRES

SOUTHERLY PORTION OF LOT 31, FIDDLER'S COVE PHASE II

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61 G17, Florida Administrative Code).

The Southerly portion of Lot 31, Fiddler's Cove, Phase II, being more particularly described as follows:

Begin at a rod and cap marking the Northwest corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida, said point also lying on the Southerly right of way of a 30 foot wide ingress/egress easement; thence from said POINT OF BEGINNING run South 05 degrees 18 minutes 09 seconds West 182.05 feet to a point lying on the approximate mean high waterline of Oyster Bay; thence run along said approximate mean high waterline South 72 degrees 59 minutes 12 seconds West 47.50 feet; thence South 79 degrees 35 minutes 52 seconds West 54.64 feet; thence South 69 degrees 54 minutes 52 seconds West 28.90 feet; thence North 38 degrees 27 minutes 39 seconds West 31.52 feet; thence North 48 degrees 28 minutes 46 seconds West 23.93 feet; thence North 24 degrees 16 minutes 32 seconds West 44.65 feet; thence North 30 degrees 59 minutes 57 seconds West 36.43 feet; thence North 42 degrees 26 minutes 58 seconds East 23.56 feet; thence North 39 degrees 45 minutes 50 seconds East 30.47 feet; thence North 03 degrees 31 minutes 55 seconds East 36.74 feet; thence leaving said approximate mean high waterline run North 77 degrees 21 minutes 56 seconds East 299.22 feet to a point lying on the Westerly right of way of Peninsula Place; thence run along said right of way South 11 degrees 50 minutes 37 seconds West 16.48 feet to a point lying on the Southerly right of way of a 30 foot wide ingress/egress easement; thence run along the Southerly right of way of said easement South 77 degrees 21 minutes 56 seconds West 187.01 feet to a rod and cap the POINT OF BEGINNING, containing 0.84 acres more or less.

A Easterly portion of the above described lands being subject to a conservation easement as shown on the recorded plat of Fiddler's Cove, Phase II, plat book 3, page 104 of the official records office of Wakulla County, Florida.

Together with a 30 foot wide ingress and egress easement being more particularly described as follows:

Begin at a rod and cap marking the Northeast corner of Lot 22 of Fiddler's Cove, Phase II, a subdivision as per map or plat thereof recorded in plat book 3, page 104, of the official records office of Wakulla County, Florida said point also lying on the Southwesterly corner of the right of way of Peninsula Place; thence run along said Westerly right of way North 11 degrees 15 minutes 37 seconds East 32.96 feet to a rod and cap lying on the Northwesterly corner of said right of way; thence

Exhibit "A"

SOUTHERLY PORTION OF LOT 31, FIDDLER'S COVE PHASE II

leaving said right of way run South 77 degrees 21 minutes 56 seconds West 115.11 feet to a rod and cap; thence South 77 degrees 21 minutes 56 seconds West 76.67 feet to a rod and cap; thence South 77 degrees 21 minutes 56 seconds West 31.27 feet; thence South 03 degrees 45 minutes 27 seconds West 31.28 feet; thence North 77 degrees 21 minutes 56 seconds East 31.21 feet to a rod and cap; thence North 77 degrees 21 minutes 56 seconds East 75.85 feet; thence North 77 degrees 21 minutes 56 seconds East 187.01 feet to the POINT OF BEGINNING, to include the bridge structure built thereon.

Inst: 0000215500 Date: 09/08/2004 Time: 14:44

Doc Stamp-Deed: 4340.00

RC, Brent Thurmond, WALKER County B:556 P:551

Unofficial Copy