

Return to: (enclose self addressed stamped envelope)

Name: Ronald A. Mowrey
Mowrey Law Firm, P.A

Address: 515 N. Adams Street
Tallahassee, FL 32301

Space Above This Line for Recording

QUIT CLAIM DEED

This Quit Claim Deed, executed this 31st day of December, 2014, by **Charles R. Teague, Jr., through Tracy L. Franklin as attorney in fact by virtue of that certain Durable Power of Attorney dated April 18, 2011 and recorded at OR Book 958, beginning at Page 17, Public Records of Wakulla County, Florida** "Grantor," to **Tracy L. Franklin**, whose mailing address is 222 Forest Lane, Crawfordville, Florida, 32327, with a life Estate to **Troy Scott Teague**, "Grantee".

WITNESSETH that Grantor, for and consideration of the sum of \$10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all 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:

Tract 6, Woodland Heritage more particularly described in Exhibit "A" attached hereto and incorporated herein.

EXPRESSLY RESERVING AND EXCEPTING unto **Troy Scott Teague**, a Life Estate, the full use, control, income, and exclusive possession for and during **Troy Scott Teague's** natural life.

It is the intention of the Grantor to reserve unto **Troy Scott Teague** during the full term of **Troy Scott Teague's** natural life, the right of possession and occupancy in and to said real estate, furniture and fixtures and the rents and profits arising therefrom. He shall maintain property insurance and pay property taxes.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

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

Signed, sealed, and delivered in the presence of:

Alison Hootley
Witness Alison Hootley


Charles R. Teague Jr by Tracy L. Franklin AIF
CHARLES R. TEAGUE, JR., Grantor, by TRACY L. FRANKLIN, As attorney in fact for Charles Raymond Teague, Jr., by virtue of a Durable Power of Attorney dated April 18, 2011 and recorded at OR Book 958, beginning at Page 17, Public Records of Wakulla County, Florida

Tracy E. Douglas
Witness Tracy E. Douglas

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Quit Claim Deed was acknowledged before me this 31st day of December, 2014, by Tracy L. Franklin, attorney in fact for CHARLES R. TEAGUE, JR. who is personally known by me, or has produced _____ as identification, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of December, 2014.

Tracy E. Douglas
Notary Public
State of Florida
My Commission Expires _____


ROWELL REALTY

WOODLAND HERITAGE, PHASE 2

TRACT 6

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standard for land surveying (Chapter 21-HH-6, Florida Administrative Code).

Commence at a concrete monument marking the Southeast corner of the Northwest Quarter of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run North 89 degrees 18 minutes 13 seconds West along the South boundary of the Northwest Quarter of said Section 9, a distance of 1,412.70 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 18 minutes 13 seconds West along said South boundary 800.01 feet, thence run North 00 degrees 23 minutes 19 seconds East 470.21 feet to the centerpoint of a cul-de-sac, said cul-de-sac having a 50.00 foot radius, thence run South 89 degrees 37 minutes 02 seconds East 800.00 feet to the centerpoint of a cul-de-sac, said cul-de-sac having a 50.00 foot radius, thence run South 00 degrees 23 minutes 19 seconds West 474.58 feet to the POINT OF BEGINNING containing 8.68 acres, more or less.

SUBJECT to a cul-de-sac easement over and across the Northeastly and Northwestly corners thereof.

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.

Unofficial Copy

