

Duane Romanello, P.A.
1919-8 Blanding Blvd, Jacksonville, Florida 32210
Parcel ID No:

Quit Claim Deed

Made this 17th day of MARCH, 2014, A.D. by David W. Midgett and Jackie F. Midgett, Husband and Wife, hereinafter called the grantor, to Kevin W. Midgett and Lynette M. Midgett, Husband and Wife whose post office address is: 4623 Appleton Avenue Jacksonville, Florida 32210 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Clay County, Florida, viz:

See Attached Schedule "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **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 grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

<u>Takesha Carter</u> Witness Signature: Name: <u>Takesha Carter</u>	Printed	<u>David W. Midgett</u> DAVID W. MIDGETT	(Seal)
<u>Cassandra L. Parson</u> Witness Signature: Name: <u>Cassandra L. Parson</u>	Printed	<u>Jackie F. Midgett</u> JACKIE F. MIDGETT	(Seal)

State of Alabama
County of Clay

The foregoing instrument was acknowledged before me this 17 day of March, 2014, by David W. Midgett and Jackie F. Midgett, who is personally known to me or who has produced Drivers License as identification.

Kevin Goodwin
Notary Public
Print Name: Kevin Goodwin
My Commission Expires: Mar 20, 2016

KEVIN GOODWIN
Notary Public
State of Alabama
EXPIRES: MAR 20, 2016

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.

LEGAL DESCRIPTION

A parcel of land situated in Section 35 of Township 5 South, Range 24 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at the most Southerly corner of Lot 18 of Black Creek Shores Unit No. 3 as per plat thereof recorded in Plat Book 8, pages 59 and 60 of the public records of Clay County, Florida and run North 44 degrees 45 minutes 37 seconds East, along the Southeasterly line of said Black Creek Shores Unit No. 3, a distance of 439.15 feet; thence run South 52 degrees 51 minutes 58 seconds East, 585.72 feet to the centerline of a 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "A" of said public records (known as Osceola Trail); thence along said centerline run South 22 degrees 00 minutes 51 seconds West, 48.11 feet; thence run South 72 degrees 24 minutes 49 seconds East, 527.85 feet; thence run South 21 degrees 55 minutes 05 seconds West, 860.00 feet; thence run South 14 degrees 24 minutes 55 seconds East, 785.00 feet; thence run South 09 degrees 02 minutes 45 seconds East, 439.14 feet to the centerline of a 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "A" of said public records (known as Spring Drive); thence along said centerline, and on a Southwesterly extension thereof, run the following two courses: (1) South 77 degrees 18 minutes 09 seconds West, 199.73 feet; (2) South 53 degrees 56 minutes 16 seconds West, 446.97 feet to the East line of that certain parcel of land described in Official Records Book 232, page 546 of said public records; thence run South 00 degrees 44 minutes 41 seconds East, along said East line, 115.49 feet; thence run South 08 degrees 04 minutes 22 seconds West, along the East line of that certain parcel of land described in Official Records Book 248, page 324 of said public records, 269.19 feet to a Northwesterly extension of the centerline of a 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "B" of said public records (known as Osceola Trail); thence on said centerline and Northwesterly extension thereof run the following two courses: (1) South 51 degrees 34 minutes 41 seconds East, 606.54 feet; (2) South 11 degrees 26 minutes 03 seconds East, 245.77 feet to the North line of that certain parcel of land described in Official Records Book 1030, page 226 of said public records and the Point of Beginning; thence on said North line run North 88 degrees 55 minutes 19 seconds East, 694.33 feet to the West line of that certain parcel of land described in Official Records Book 2311, page 32 of said public records; thence on said West line run South 01

degree 04 minutes 41 seconds East, 400.00 feet to the South line of said parcel of land described in Official Records Book 1030, page 226; thence on said South line run South 88 degrees 55 minutes 19 seconds West, 600.74 feet to aforesaid centerline of 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "B" of said public records (known as Osceola Trail); thence on said centerline run the following two courses: (1) North 17 degrees 22 minutes 43 seconds West, 194.70 feet; (2) North 11 degrees 26 minutes 03 seconds West, 216.66 feet to the Point of Beginning. Said parcel containing 6.00 acres more or less.

Subject to an easement for utilities and general road purposes across the Westerly most 30 feet thereof, as described in Official Records Book 611, page 508 of said public records (known as Osceola Trail).

Also subject to a 300 foot wide right-of-way easement to Florida Power and Light Company for power transmission according to various deeds of record.

Also subject to a 30 foot wide easement for ingress, egress, drainage and utility purposes situated in Section 35 of Township 5 South, Range 24 East, Clay County, Florida; said easement being more particularly described as follows:

Begin at the intersection of the aforesaid North line of parcel of land described in Official Records Book 1030, page 226 with the centerline of said 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "B" (known as Osceola Trail); thence on said North line run North 88 degrees 55 minutes 19 seconds East, 694.33 feet to the aforesaid West line of land described in Official Records Book 2311, page 32; thence on said West line run South 01 degree 04 minutes 41 seconds East, 30.00 feet; thence South 88 degrees 55 minutes 19 seconds West, 688.85 feet to said centerline of 60 foot wide easement for utilities and general road purposes described in Official Records Book 611, page 508, Exhibit "B" (known as Osceola Trail); thence on said centerline run North 11 degrees 26 minutes 03 seconds West, 30.50 feet to the Point of Beginning.