



This Instrument Prepared by & Return to:

Name: Ronald A. Mowrey  
Address: 515 North Adams Street  
Tallahassee, FL 32301  
850/222-9482

Parcel Number:

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

### QUITCLAIM DEED

**THIS INDENTURE** made this 21<sup>st</sup> day of March, 2007, by and between OYSTER BAY ESTATES, INC., a Florida corporation, Party of the First Part, and ROBERT W. KORNEGAY, a married man and MURREL L. KORNEGAY, a single woman, Party of the Second Part, whose post office address is Post Office Box 38579, Tallahassee, Florida, 32315. (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 the corporations, wherever the contract so admits or requires).

**WITNESSETH**, that the said Party of the First Part, for and in consideration of the sum of Ten (\$10.00) Dollars and no/100, in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, does hereby grant unto the said Party of the Second Part forever the following-described lot, piece or parcel of land, situate, lying and being in the County of Wakulla, State of Florida, to-wit:

See Exhibit A

together with all the estate and rights of Grantor in such property, subject to the reservation herein made. Party of the First Part reserves to herself/himself the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above-granted premises for and during her/his natural lifetime.

**IN WITNESS WHEREOF**, the said Party of the First Part has hereunto signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

OYSTER BAY ESTATES, INC., a  
Florida corporation

*Rick A. Savage*  
Print Name: RICK A. SAVAGE

By: *Robert W. Kornegay*  
ROBERT W. KORNEGAY, President

*Tracy E. Douglas*  
Print Name: TRACY E. DOUGLAS

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STATE OF FLORIDA )  
COUNTY OF LEON )

I HEREBY CERTIFY that before me, the undersigned authority, personally appeared Robert W. Kornegay, President of Oyster Bay Estates, Inc., a Florida corporation, known by me and known to me to be the person described herein who executed the foregoing Quitclaim Deed (or who has produced \_\_\_\_\_ as identification) and has acknowledged before me that she/he executed same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my Hand and Official Seal this 27<sup>th</sup> day of March, 2007.

Tracy E. Douglas  
NOTARY PUBLIC  
My Commission Expires:  
My Commission # is:



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EXHIBIT "A"

**Edwin G. Brown  
& Associates, Inc.**

SURVEYORS • MAPPERS • ENGINEERS

Instr:0000229404 Date:05/02/2005 Time:11:22

Doc Stamp-Deed : 0.00

DC, Brent Thurmond, WAKULLA County B:613 P:40

May 18, 2004

(REVISED: JUNE 22, 2005)

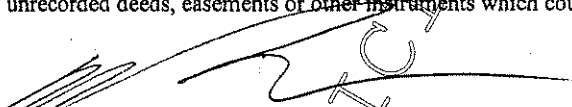
BOAT BASIN

1.11 ACRES

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 61G17, Florida Administrative Code).

Begin at the Southeast corner of Lot 29, Block "G", Oyster Bay Estates Unit No. 2, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 10, of the Public Records of Wakulla County, Florida, and thence run North 20 degrees 03 minutes 47 seconds East along the East boundary of said Lot 29, a distance of 130.00 feet to a point on a cul-de-sac of Palmetto Drive concave to the Southwesterly, thence run Northwesterly along said cul-de-sac and said right of way having a radius of 40.00 feet thru a central angle of 90 degrees 15 minutes 37 seconds for an arc distance of 63.01 feet, the chord of said arc being North 24 degrees 44 minutes 53 seconds West 56.70 feet to an old concrete monument lying on the Northerly right of way of Palmetto Drive, thence South 69 degrees 56 minutes 13 seconds East 39.97 feet, thence run North 20 degrees 18 minutes 55 seconds East 100.10 feet, thence run South 69 degrees 56 minutes 13 seconds East 161.82 feet to a point lying on the Westerly boundary line of property described in O.R. Book 85, Page 989 thru 990 of the official records of Wakulla County, Florida; thence run along said boundary line as follows: South 45 degrees 08 minutes 47 seconds West 16.83 feet, thence South 09 degrees 41 minutes 30 seconds West 214.98 feet, thence South 08 degrees 33 minutes 04 seconds West 44.43 feet to a point lying on the Northerly boundary line of Lot 1 of said Oyster Bay Estates, thence leaving said Westerly boundary line run along said Northerly boundary line of Lot 1 and Lot 2 and a portion of Lot 3, Block "G" of said Oyster Bay Estates, Unit No. 2 North 69 degrees 56 minutes 13 seconds West for a distance of 202.72 feet to the POINT OF BEGINNING containing 1.11 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)

02-083PSC:24811

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

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86°28'12" WEST 151.99 FT. THENCE NORTH 92°25'16" EAST 98.12 FT. THENCE NORTH 24°57'25" EAST 140.01 FT. THENCE NORTH 25°29'56" EAST 90.26 FT. THENCE LEAVING SAID APPROXIMATE MEAN HIGH WATER LINE RUN THENCE SOUTH 79°42'36" EAST 55.00 FT. TO THE WESTERLY RIGHT OF WAY BOUNDARY OF KORNEGAY DRIVE (50 FT. RIGHT OF WAY). THENCE ALONG SAID RIGHT OF WAY BOUNDARY AS FOLLOWS: NORTH 51°15'50" EAST 110.00 FT. TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 172.22 FT., THROUGH A CENTRAL ANGLE OF 89°08'00" FOR AN ARC DISTANCE OF 117.45 FT. THENCE NORTH 07°49'10" WEST 362.50 FT. TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 277.33 FT., THROUGH A CENTRAL ANGLE OF 26°04'20" FOR AN ARC DISTANCE OF 126.20 FT. THENCE NORTH 25°25'50" WEST 199.41 FT. THENCE NORTH 40°55'24" WEST 50.00 FT. TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY BOUNDARY OF KORNEGAY DRIVE (90 FT. RIGHT OF WAY). THENCE NORTH 149°04'01" EAST ALONG SAID RIGHT OF WAY BOUNDARY 1121.75 FT. THENCE SOUTH 40°55'59" EAST ALONG THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF SABAL DRIVE (50 FT. RIGHT OF WAY) AND THE EXTENSION THEREOF 116.44 FT. TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 168.31 FT., THROUGH A CENTRAL ANGLE OF 29°00'14" FOR AN ARC DISTANCE OF 85.20 FT. THENCE SOUTH 27°25'12" EAST 48.12 FT. THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN SOUTH 20°05'47" WEST 246.00 FT. TO THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF PALMETTO DRIVE (50 FT. RIGHT OF WAY). THENCE SOUTH 69°56'18" EAST ALONG SAID RIGHT OF WAY BOUNDARY 320.00 FT. THENCE NORTH 20°05'47" EAST 100.00 FT. THENCE SOUTH 69°56'18" EAST 184.96 FT. THENCE SOUTH 15°18'17" WEST 276.97 FT. THENCE SOUTH 08°35'04" WEST 177.00 FT. TO THE NORTHEAST CORNER OF THE AFORESAID MENTIONED OYSTER BAY ESTATES UNIT ONE, THENCE ALONG THE BOUNDARY OF SAID UNIT ONE AS FOLLOWS: NORTH 24°25'12" WEST 120.02 FT. TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF PALM DRIVE (50 FT. RIGHT OF WAY), SAID POINT ALSO BEING ON A CUL-DE-SAC AND SAID CUL-DE-SAC BEING CONCAVE TO THE SOUTHWESTERLY, THENCE ALONG SAID CUL-DE-SAC AND RIGHT OF WAY BOUNDARY WITH A RADIUS OF 40.00 FT., THROUGH A CENTRAL ANGLE OF 141°29'21" FOR AN ARC DISTANCE OF 98.78 FT. (THE CHORD OF SAID ARC BEING NORTH 50°40'54" WEST 75.52 FT.), THENCE NORTH 69°56'18" WEST ALONG SAID RIGHT OF WAY BOUNDARY 492.02 FT. TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY BOUNDARY WITH A RADIUS OF 615.00 FT., THROUGH A CENTRAL ANGLE OF 09°41'25" FOR AN ARC DISTANCE OF 137.84 FT. (THE CHORD OF SAID ARC BEING NORTH 74°44'55" WEST 131.67 FT.), THENCE SOUTH 08°25'57" WEST 193.08 FT. TO A POINT ON A CURVE CONCAVE TO THE SOUTHERLY, THENCE ALONG SAID CURVE WITH A RADIUS OF 612.50 FT., THROUGH A CENTRAL ANGLE OF 11°10'59" FOR AN ARC DISTANCE OF 119.88 FT. (THE CHORD OF SAID ARC BEING NORTH 84°42'00" WEST 119.36 FT.), THENCE SOUTH 02°46'45" WEST 152.79 FT. TO A POINT ON CURVE CONCAVE TO THE SOUTHERLY, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF GULF BREEZE DRIVE (50 FT. RIGHT OF WAY), THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY BOUNDARY WITH A RADIUS OF 450.00 FT., THROUGH A CENTRAL ANGLE OF 05°00'37" FOR AN ARC DISTANCE OF 40.22 FT. (THE CHORD OF SAID ARC BEING SOUTH 86°48'21" EAST 40.21 FT.), THENCE SOUTH 08°55'06" WEST 50.23 FT. TO A POINT ON A CURVE CONCAVE TO THE SOUTHERLY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID GULF BREEZE DRIVE, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY BOUNDARY WITH A RADIUS OF 410.00 FT., THROUGH A CENTRAL ANGLE OF 11°10'43" FOR AN ARC DISTANCE OF 80.00 FT. (THE CHORD OF SAID ARC BEING SOUTH 87°28'11" WEST 79.86 FT.), THENCE SOUTH 05°07'40" WEST 162.62 FT. TO A POINT ON A CURVE CONCAVE TO THE SOUTHEASTERLY, THENCE ALONG SAID CURVE WITH A RADIUS OF 252.50 FT., THROUGH A CENTRAL ANGLE OF 30°48'48" FOR AN ARC DISTANCE OF 135.57 FT. (THE CHORD OF SAID ARC BEING SOUTH 59°16'26" WEST 133.95 FT.), THENCE SOUTH 25°15'42" EAST 276.48 FT. TO THE POINT OF BEGINNING, CONTAINING 34.24± ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS OF WAY AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES, EXCEPT FOR THAT STRIP IDENTIFIED AS "MARSH GRASS BUFFER ZONE" AS SHOWN AND DEPICTED HEREON RESERVING, HOWEVER, THE REVERSION OR REVERSIONS SHOULD THE SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF PROPER OFFICIALS HAVING JURISDICTION THEREOF THIS 4<sup>TH</sup> DAY OF APRIL A.D. 1975.

OYSTER BAY ESTATES, INC.  
 WITNESS David L. Hunt AS ITS PRESIDENT Bob L. Korngay  
 WITNESS Paul C. Bullock AS ITS SECRETARY

