

Prepared by and return to:

Gary and Valerie McBee  
35290 Train Pass  
R Webster, FL 33597

## QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 13<sup>th</sup> day of July, 2020, by

JIMMIE REX HARPER AND DARLENE HARPER, HUSBAND + WIFE

whose addresses are:

6318 Thodan St, Weeki Wachee, FL 34607

first party, to

GARY J. MCBEE AND VALERIE A. MCBEE, HUSBAND + WIFE

whose address is:

35290 TRAIN PASS, WEBSTER, FL 33597

second party:

(Whenever 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.)

\$100,000.00

**Witnesseth**, That the said first party, for and in consideration of the sum of ~~\$10.00~~ and other valuable considerations, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim 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 Hernando, State of Florida, to wit:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

Parcel Number : R13-423-21-7083-0000-0240

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of he 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:

Jimmie J. Dove  
Witness Signature  
Print Name: Jimmie J. Dove

Jimmie Rex Harper L.S.  
Print Name: Jimmie Rex Harper

Mary Jo Mahla  
Witness Signature  
Print Name: Mary Jo Mahla

Darlene Harper L.S.  
Print Name: Darlene Harper

Exhibit A

Part of Tract 2, of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 13, thence S 89° 44' 29" W, along the South boundary of the said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89° 42' 55" W, along the South boundary of the said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad) thence N 07° 36' 55" E, along said right of way line 733.89 feet; thence S 80° 07' 56" E, 80.05 feet; thence N 07° 38' 55" E, 60.00 feet from and parallel with said right of way line, 826.91 feet to the Point of Beginning; thence continue N 07° 36' 55" E, 521.51 feet to a point lying 30.00 feet southerly of the North boundary of said Tract 2; thence N 89° 43' 47" E, 30.00 feet from and parallel with said north boundary, 816.63 feet to the East boundary of said Tract 2; thence S 07° 18' 30" E, along said East boundary, 520.50 feet; thence S 89° 43' 47" W, 953.95 feet to the Point of Beginning.

Together with an undivided interest in the following described access tract;

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13; thence S 89° 44' 29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89° 42' 55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad); thence N 07° 36' 55" E, along said right of way line, 733.89 feet to the Point of Beginning; thence continue N 07° 36' 55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1; thence continue N 07° 36' 55" E, along the Westesterly boundary of said Tract 1, 30.29 feet; thence N 89° 43' 47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1; thence S 07° 18' 30" E, along said boundary, 5.04 feet; thence N 89° 43' 47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07° 18' 30" E, along said right of way line 80.46 feet; thence S 89° 43' 47" W, 10.00 feet Southerly of said parallel with the North boundary of said Tract G, 1088.71 feet to the East boundary of said Tract 2; thence N 07° 18' 30" W, along said East boundary, 5.04 feet; thence S 89° 43' 47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad; thence S 07° 38' 55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet; thence N 80° 07' 56" W, 60.05 to the Point of Beginning.