

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 20TH day of January, 2017, by KATE BARNETT AUSTIN a/k/a Kaitlyn Hillary Barnett, a divorced woman, to IAN AUSTIN, a divorced and unremarried man, whose mailing address is 3879 Fox Road, Pace, Florida, 332571, his successors and assigns.

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise 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 Santa Rosa, State of Florida, to-wit:

Parcel A: Commence at the Northwest corner of Section 33, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence North 89 degrees 02 minutes 22 seconds East along the North line thereof 532.61 feet, thence South 00 degrees 47 minutes 49 seconds East 39.41 feet to an intersection with the Southerly right-of-way of Florida State Road No. 184-A (100.00 foot right-of-way), thence North 87 degrees 48 minutes 00 seconds East along said Southerly right-of-way line 1175.69 feet to an intersection with the Easterly right-of-way line of a road (50.00 foot right-of-way), thence South 00 degrees 58 minutes 48 seconds West along said Easterly right-of-way line 1886.02 feet to an intersection with the Southerly right-of-way line of a road (50.00 foot right-of-way), thence North 89 degrees 02 minutes 22 seconds East along said Southerly right-of-way line 620.00 feet to the Point of Beginning, thence continue North 89 degrees 02 minutes 22 seconds East 534.00 feet, thence South 00 degrees 58 minutes 48 seconds East 351.74 feet, thence South 89 degrees 00 minutes 44 seconds West 534.00 feet, thence North 00 degrees 58 minutes 48 seconds West 352.00 feet to the Point of Beginning.

Parcel B: Commence at the Northwest corner of Section 33, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence go North 89 degrees 02 minutes 22 seconds East along the North line of said Section 33 for a distance of 532.61 feet; thence go South 00 degrees 47 minutes 49 seconds East for a distance of 39.41 feet to the Southerly right-of-way line of State Road 184-A (Berryhill Extension, 100 foot right-of-way); thence go North 87 degrees 48 minutes 00 seconds East along said right-of-way line for a distance of 1125.68 feet to the intersection with the Westerly right-of-way line of Todd Street (50 foot right-of-way); thence go South 00 degrees 58 minutes 48 seconds East along said Westerly right-of-way line for a distance of 1886.02 feet; thence go North 89 degrees 02 minutes 22 seconds East along the Northerly right-of-way line of Fox Road (50 foot right-of-way) for a distance of 360.00 feet to the Point of Beginning; thence continue North 89 degrees 02 minutes 22 seconds East along said right-of-way line for a distance of 310.00 feet; thence go South 00 degrees 58 minutes 48 seconds East for a distance of 281.03 feet; thence go South 89 degrees 02 minutes 22 seconds West for a distance of 310.00 feet; thence go North 00 degrees 58 minutes 48 seconds West for a distance of 281.03 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record.

Tax parcel No.: 33-2N-29-0000-00244-0000

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

IN WITNESS WHEREOF, the undersigned has executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Vickie Barnes  
Signature  
Print Name: Vickie Barnes

KATE BARNETT AUSTIN  
a/k/a KAITLYN HILLARY BARNETT

Cheryl A. Rodgers  
Signature  
Print Name: CHEYL A. RODGERS

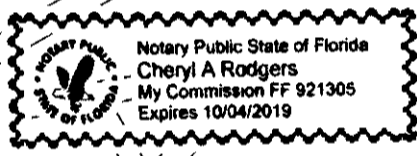
By: Steven C. Warrick  
STEVEN WARRICK  
as Special Master appointed by Order in Santa Rosa County Circuit Court Case 2014-DR-000707 dated 12/21/2016

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was sworn to and subscribed before me this 20th day of January, 2017, by STEVEN WARRICK, as Special Master appointed by Order in Santa Rosa County Circuit Court Case 2014-DR-000707 dated December 21, 2016, to sign on behalf of KATE BARNETT AUSTIN, a/k/a KAITLYN HILLARY BARNETT, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

Cheryl A. Rodgers  
Notary Public  
My Commission Expires:

Prepared by:  
Bradley G. Johnson, Esquire  
Bradley G. Johnson, P.A.  
6866 Oak Street (32570)  
Post Office Box 605  
Milton, Florida 32572



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IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA  
FAMILY LAW DIVISION

IN RE: The Former Marriage of  
IAN ALEXANDER AUSTIN,  
Former Husband,

and

KAITLYN HILLARY BARNETT,  
Former Wife.

Case No. 2014 DR 000707  
Division: "E"

**ORDER ON FORMER HUSBAND'S MOTION FOR CONTEMPT AND FOR  
APPOINTMENT OF SPECIAL MAGISTRATE TO EXECUTE DEED TO TRANSFER  
REAL PROPERTY**

THIS CAUSE having come before the Court on June 2, 2016, on Former Husband's Motion for Contempt and for Appointment of Special Magistrate to Execute Deed to Transfer Real Property. Counsel for Former Husband was present without Former Husband. Former Wife was not present and was not represented. Based on the evidence presented and the Court being otherwise advised in the premises hereby makes the following finding of facts:

1. That the Court has jurisdiction over the parties and the subject matter herein.
2. That Former Wife was properly noticed of the hearing by regular U.S. Mail to the last address on file with the Court. That Former Husband's counsel has made several attempts to notify Former Wife of said hearing and has represented to the Court that Former Husband has made numerous attempts to contact Former Wife to no avail.
3. That pursuant to the Final Judgment of Dissolution of Marriage and Order on Report of General Magistrate dated, December 8, 2014, Former Wife agreed in the Marital Settlement Agreement for Dissolution of Marriage with Property But No Dependent or Minor Child(ren) and incorporated into the Report of the General Magistrate and

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Recommended Final Judgment of Dissolution of Marriage to execute and exchange any papers needed to complete the agreement, including deeds, title certificates, etc.

4. That Former Wife has failed to abide by the Marital Settlement Agreement and subsequent Final Judgment of Dissolution of Marriage. It is therefore,

**ORDERED AND ADJUDGED**

1. That the Former Wife has failed to comply with the terms of the Final Judgment of Dissolution of Marriage and Order on Report of General Magistrate dated, December 8, 2014.


2. That pursuant to Florida Rule of Civil Procedure 1.490, Steven Warrick, Esquire is appointed as Special Magistrate to execute a Quit Claim Deed on behalf of the Former Wife, KAITLYN HILLARY BARNETT a/k/a KATE BARNETT AUSTIN to transfer the real property located at 3879 Fox Road, Pace, Florida in Santa Rosa County, Florida in favor of the Former Husband, IAN ALEXANDER AUSTIN.

3. That the Court reserves jurisdiction to hold the Former Wife in contempt for her failure to comply with the terms of the Final Judgment of Dissolution of Marriage and to award the Former Husband attorney's fees and costs associated with this action.

DONE AND ORDERED in Chambers, Santa Rosa County, Milton, Florida.



eSigned by DAVID RIMMER 12/21/2016 14:15:45 6lylqUQy  
The Honorable David Rimmer

Conformed Copies to  
Bradley G. Johnson, Esquire  
Kaitlyn Hillary Barnett 

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