

UNRECORDED

Prepared By

Vanessa Pedersen
4016 Aylor Drive
Gulf Breeze, Florida
32563

After Recording Return To

Pamela Siegmund
4029 Blue Ridge Lane
Gulf Breeze, Florida
32563

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

State of Florida

Santa Rosa County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Pedersen Managed Investments, LLC with Vanessa Pedersen acting as the Managing Member with a mailing address of 4016 Aylor Drive, Gulf Breeze, Florida, 32563.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby quitclaims to Pamela Siegmund, a single individual, residing at 4029 Blue Ridge Lane, Gulf Breeze, Florida, 32563 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Santa Rosa County, Florida; to-wit:

4029 Blue Ridge Lane, Gulf Breeze FL 32563
Parcel Number 28-2S-28-0000-00113-0000
Situs/Physical Address 4029 BLUE RIGDE LN GULF BREEZE Range 28- 2S- 28 Tax District MIDWAY *DESCRIPTION PER DEED 2014*COM SW CORN OF LOT 1 BLK 1

COPY

OFMAGNOLIA MANOR (PB "A" PG 78) THN S0*46'21"W ALNG W SUB LN466 FT TO TO EXT LN OF S R/WOF BLUERIDGE LN THN S89*36'25"E 360.50 FT TO POB & CONT 202.96 FT TO CURV (R=30 FT CHB=S45*57'40"E) GO ON CURV 45.71 FT TO W R/W MAGNOLIA AVE THN S2*18'55"E ALNG R/W 113.64 FT THN S80*14'44"W 243.32 FT THN N0*46'21"E 185.04 FT TO POB SBJTTO AN INGRESS/EGRESS ESMNTDESC AS: S 20 FT OF TH ABOVE DESBD PARCEL ALL AS DES IN OR3325 PG 811 (LOG#450 3377/1464SLY 33' OF THE ABOVE DESC PRCLTO BE ADDED TO #1.11 HX 2015TBD PER DMB 10/15/14) & LESSOR 3377 PG 1464 (ADDED TO 1.11AS R/W) LESS PARCEL #1.28SEP PER REQ & SURVEY PROVIDED

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature *VSPedersen* Date January 5 2021
Print Name: Vanessa Pedersen
Address: 4016 Aylor Drive, Gulf Breeze, Florida, 32563

Courtney Campo Date January 5 2021
Witness's Signature

Courtney Campo
Name of Witness

3775 Gulf Breeze Parkway Gulf Breeze, FL 32563
Street Address

Tim Saavedra Date January 5 2021
Witness's Signature

Tim Saavedra
Name of Witness

3775 Gulf Breeze Parkway, Gulf Breeze, FL 32563
Street Address

COPY

UNOFFICIAL

State of Florida

County of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vanessa Pedersen whose names are signed to this Quit Claim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of January, 2021.

Tina Saavedra (SEAL)
Notary Public

My Commission Expires: 04/21/2024



Tina Saavedra
State of Florida
My Commission Expires 04/21/2024
Commission No. GG 980482

COPY