

**Quitclaim Deed**

RETURN TO: Marion P Grooms OR Edith R Dean

ADDRESS: 1229 Pine St, Gulf Breeze, FL 32563, USA

THIS INSTRUMENT PREPARED BY: Marion P Grooms OR Edith R Dean of 1229 Pine St, Gulf Breeze, FL 32563, USA, 2807 Mowrey Dr, Bloomington, IL 61704, USA

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: \_\_\_\_\_

312S28-0000-01439-0000 AND 31-2S-28-0000-01400-0000

**THIS INDENTURE**, made this 31st day of May, 2022, by and between Marion P Grooms, not married, of 1229 Pine St, Gulf Breeze, FL 32563, USA, and OR Edith R Dean, married, of 2807 Mowrey Dr, Bloomington, IL 61704, USA, (collectively the "Grantor"), and Marion P Grooms, not married, of 1229 Pine St, Gulf Breeze, FL 32563, USA, and OR Edith R Dean, married, of 2807 Mowrey Dr, Bloomington, IL 61704, USA, (collectively the "Grantee"), in the state of Florida.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of 1.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised and released, as well as quitclaim, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Santa Rosa County County, Florida, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF GOVERMENT LOT 3, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28, WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO WEST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 1161.40 FEET; THENCE DEFLECT 89 DEGREES 10 MINUTES 00 SECONDS LEFT FOR A DISTANCE OF 970.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 00-SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF PINE STREET (RIGHT OF WAY UNKNOWN) FOR A DISTANCE OF 70.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO NORTH 89 DEGREES 59 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 244.82 FEET; THENCE GO NORTH 02 DEGREES 02 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 70.00 FEET; THENCE GO SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 242.82 FEET TO THE POINT OF BEGINNING. AND \*NEW LEGAL FOR 2022\* BEG

AT THE NE CORN OF GOVT LOT 3 THNGO W ON N SEC LI OF SECTION 31 TOWNSHIP 2 SOUTH RANGE 28 WEST 1161.40 FT THN 89\*10 LEFT 800 FT TO POB THN CONT 100 FT THN 90\*0' RIGHT 239.82 FT THN 91\*55' RIGHT 100.06 FT THN 8805' RIGHT 236.47 FT TO POB AS DES IN OR 1915 PG 1750 (MOZELL TO M. LINDA GROOMS (NLY PORT OF #14) & ADDED #14.41 BACK:: COM AT THE NE CORN OF GOVT LOT 3 THN W ON N SEC LI 1161.40 FT THN 89\*10' LEFT 900 FT TO POB THN CONT 70 FT THN N 89\*59'53" W 242.32 FT THN N 2\*2'37" E 70 FT THN N 89\*59'28" E 239.82 FT TO POB AS DES IN 2872 PG 740 (FR EDIE DEAN TO MARION P GROOMS ONLY WHO IS EDIE DEAN'S FATHER) (OUT OF #14.5) (SLY PORT OF #14) ALL AS DES IN OR 2894 PG 1262 (MARY LINDA GROOMS NKASPEARS PER DOM IN OR 4118 PG 846) & AS DES IN PART IN OR 4132 PG 1824 (WHICH BECAME #14.41 FOR 2021 BEING THE SLY PORT OF FKA #14) & CORR DEED TO DESC BOTH PARCELS IN OR 4190 PG 883 (CORR DEED - MARYL GROOMS DIV & UNMAR TO MARION P GROOMS HER FORMER HUSBAND)

This property is the homestead of the Grantor.

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Sampa Patel.  
Signature

Marion P Grooms  
Marion P Grooms

Sampa Patel.  
Witness Name

Edith R Dean  
OR Edith R. Dean

Megan Matthews  
Signature

Megan Matthews  
Witness Name

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 31st day of May, 2022, by Marion Grimes & Edith Davis, who is personally known to me or who has produced Drivers License as identification.

Notary Public Signature: Sonya Patel



Notary Public Name: Sonya Patel

Serial Number: HH 227607

My commission expires: 03/20/2026

ORIGINAL COPY

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 31st day of May, 2022, by Marion F Grooms, and OR Edith R Dean, who are personally known to me or who have produced Driver License as identification.

Notary Public Signature: Sony Patel

Notary Public Name: Sony Patel

Serial Number: HH 227607

My commission expires: 03/20/2026



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