

Prepared By: Charles L. Hoffman, Jr
CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX, L.L.C.
151-W. Main Street, Suite 200, Pensacola, Florida 32502
File No.: 5655.45211

**STATE OF FLORIDA
COUNTY OF SANTA ROSA**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That **Britton Stamps, a married man**, whose post office address is P.O. Box 9, Gulf Breeze, FL 32562 ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does remise, release, and quitclaim to **Driftwood of Gulf Breeze Homeowners Association, Inc., a Florida Not For Profit Corporation**, whose address is 24 Duncan Avenue, Gulf Breeze, FL 32561 ("Grantee"), its successors and assigns, forever, the real property in Santa Rosa County, Florida, described as:

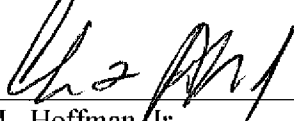
See Exhibit B incorporated herein.

This Exhibit B is the same property set forth on pages 515 and 516 of the Access And Road Maintenance Agreement And Deed To Portion Of Property recorded in O.R. Book 2886 at page 500 of the public records of Santa Rosa County, Florida. This is also the same property set forth in the Quitclaim Deed recorded in O.R. Book 3635 at page 947 of the public records of Santa Rosa County, Florida. The Quitclaim Deed inadvertently failed to include Exhibit C. **This property is not the homestead property of Grantor.**

To have and to hold, unto the said Grantee, its successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. No warranties of any type are made in this Quitclaim Deed.

Executed this 15 day of April, 2025.

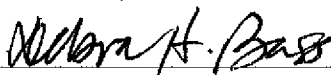
Signed, Sealed and Delivered
in the presence of:



Charles L. Hoffman, Jr.
151 W. Main Street, Suite 200
Pensacola, FL 32502



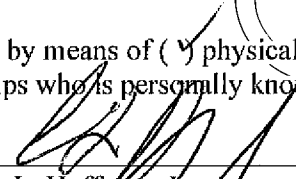
Britton Stamps



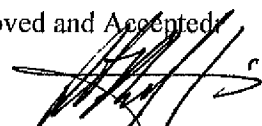
Debra H. Bass
151 W. Main Street, Suite 200
Pensacola, FL 32502

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 15th day of April, 2025, by Britton Stamps who is personally known to me.



Charles L. Hoffman, Jr.
NOTARY PUBLIC- STATE OF FLORIDA

Approved and Accepted:


Robert F. Cleveland, President of Grantee

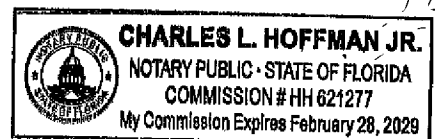


Exhibit B

Begin at the Northeast corner of Parcel C, Northcliff Subdivision, Unit No. 2 as recorded in Plat Book B, Page 144, of the public records of Santa Rosa County, Florida; thence go South 01 degrees 34 minutes 07 seconds West along the West line of Lot 1, Block F, Northcliff Subdivision a distance of 182.91 feet; thence go South 28 degrees 33 minutes 33 seconds East a distance of 23.73 feet to the Northerly right of way line of Northcliffe Drive (50' Right of Way); thence go North 61 degrees 24 minutes 27 seconds East along said Northerly right of way a distance of 12.50 feet; thence departing said Northerly right of way go North 28 degrees 33 minutes 33 seconds West a distance of 20.35 feet; thence go North 01 degrees 34 minutes 07 seconds East a distance of 179.56 feet; thence go North 88 degrees 25 minutes 53 seconds West a distance of 12.50 feet to the Point of Beginning. The above described parcel of land is situated in Section 4, Township 3 South, Range 29 West, Santa Rosa County, Florida.

and

The North 35.00 feet (as measured along the radial line, or at the right angle) of Parcel C, Northcliff, Unit No. 2, according to the plat recorded in Plat Book B at Page 144 of the Public Records of Santa Rosa County, Florida, being more particularly described as follows: Commence at the Northeast corner of the said Parcel C for the Point of Beginning; thence S 01 degrees 34 minutes 07 seconds W along the East line of the said parcel C for a distance of 35.00 feet; thence N 88 degrees 25 minutes 53 seconds W for a distance of 71.63 feet to the point of curve of a circular curve concave to the North, having a radius of 395.90 feet and a central angle of 29 degrees 48 minutes 00 seconds; thence along the arc of said curve for an arc distance of 200.50 feet (chord distance of 198.25 feet, chord bearing of N 73 degrees 31 minutes 53 seconds W) to the point of tangent of said curve; thence N 58 degrees 37 minutes 53 seconds W along the tangent of said curve for a distance of 112.02 feet to a point on the East right of way line of Duncan Avenue, which point is a point on the arc of a circular curve concave to the North, having a radius of 50.00 feet; thence along the arc of said curve for an arc distance of 36.78 feet (chord distance of 35.95 feet, chord bearing of N 18 degrees 09 minutes 07 seconds E) to a point on the South line of the Caffero property; thence S 58 degrees 37 minutes 53 seconds E along the said South line of the Caffero property, which line is also the North line of the said parcel (this course and the next two courses are along the said North line of parcel C) for a distance of 120.24 feet to the point of curve of a circular curve concave to the North, having a radius of 350.50 feet and a central angle of 29 degrees 48 minutes 00 seconds; thence along the arc of said curve for an arc distance of 182.30 feet (chord distance of 180.25 feet, chord bearing of S 73 degrees 31 minutes 53 seconds E) to the point of tangency of said curve; thence S 88 degrees 24 minutes 53 seconds E to the point of tangent of said curve; thence S 88 degrees 25 minutes 53 seconds E along the tangent of said curve for a distance of 71.63 feet to the Point of Beginning.

and

Begin at the Northwest corner of Lot 13, Duncan Subdivision No. 1, as recorded in Plat Book "A", Page 40, of the Public Records of Santa Rosa County, Florida; thence go North 88 degrees 25 minutes 19 seconds West along the Southerly right of way of Duncan Road (36.6' R/W) a distance of 38.53 feet; thence go North 01 degrees 34 minutes 40 seconds East a distance of 36.50 feet to the Northerly right of way line of said Duncan Road; thence go South 88 degrees 22 minutes 15 seconds East along said Northerly right of way line a distance of 178.46 feet; thence go South 01 degrees 25 minutes 11 seconds West a distance of 17.32 feet; thence go South 58 degrees 39 minutes 19 seconds East a distance of 67.87 feet to a point on a curve being concave Northwesterly having a radius of 50.00 feet, a central angle of 178 degrees 17 minutes 52 seconds (chord = 99.95 feet, chord bearing = South 89 degrees 13 minutes 14 seconds West); thence go along said curve to the right an arc distance of 153.85 feet to the point of tangency; thence go North 00 degrees 02 minutes 01 seconds West a distance of 13.86 feet; thence go North 88 degrees 25 minutes 19 seconds West along said Southerly right of way a distance of 89.95 feet to the Point of Beginning. The above described parcel of land is situated in Section 5, Township 3 South, Range 29 West, Santa Rosa County, Florida. (Being that part of Duncan Avenue vacated in that certain Ordinance No. 18-06, City of Gulf Breeze)

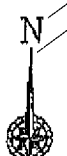
Less and Except that portion of the above described parcel cross-hatched and depicted on "Exhibit C" attached hereto.

03/04/2009 15:52

0609348342

FOREY BUILDERS

PAGE 02

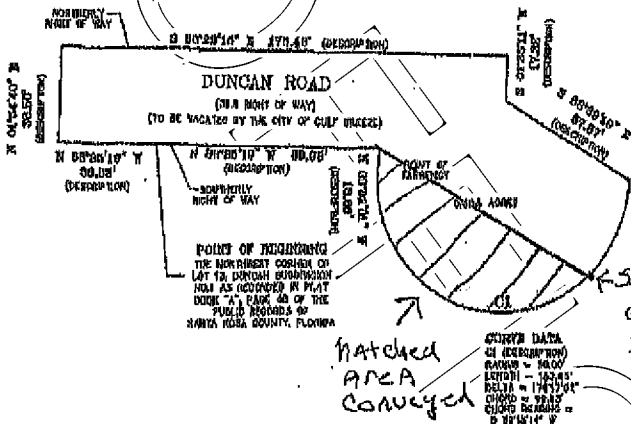


SOUTHERN SURVEYING, INC.

LAND SURVEYORS * LAND PLANNERS
2200 SOUTH HIGHWAY BY
NAVAJUE, FLORIDA 32068
PHONE: (904) 450-4800
FAX #: (904) 439-1000

A DESCRIPTION SKETCH NOT A BOUNDARY SURVEY

SCALE: 1" = 60'



Matched
AREA
conveyed

South west corner
of the North
35 feet of
Parcel C Northcliff,
Unit 2

DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)
BEGIN AT THE NORTHWEST CORNER OF LOT 13, DUNCAN SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK 'A', PAGE 49 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA THENCE TO NORTH 89 DEGREES 26 MINUTES 18 SECONDS WEST ALONG THE SCHEMATIC RIGHT OF WAY OF DUNCAN ROAD (34.8 FEET RIGHT OF WAY) A DISTANCE OF 30.93 FEET THENCE TO NORTH 01 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 25.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID DUNCAN ROAD THENCE TO SOUTH 85 DEGREES 28 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 176.44 FEET THENCE TO SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST A DISTANCE OF 17.32 FEET THENCE TO SOUTH 08 DEGREES 38 MINUTES 18 SECONDS EAST A DISTANCE OF 27.07 FEET TO A POINT IN A CURVE BOUND CONVEYED NORTHWESTERLY ALONG A CURVE OF 60.00 FEET, A CENTRAL ANGLE OF 179 DEGREES 17 MINUTES 08 SECONDS (CHORD - 78.95 FEET) CHORD BEARING - S 89°14'14\"/>

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY LAWBUILDING IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING ORDINANCES AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE GRADE OF CLOSENESS PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE NORTH LINE OF LOT 13, DUNCAN SUBDIVISION BEING N 80°24'10\"/>
- 7) BUILDING SETBACKS, WHEN SHOWN, ARE PER PLAT. CHECK RESTRICTIVE COVENANTS FOR ANY DISCREPANCIES.
- 8) THE SURVEYOR AS NAMED HEREON IS CERTIFYING TO THE DATE OF THE FIELD WORK, NOT THE DATE OF THE SIGNATURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SKETCH SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ACCORDING TO STATUTE OF FLORIDA RULE 61D17-9 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS

REVISION 01/18/07 CHANGED DESCRIPTION & DRAWING 197X

REQUESTED BY: FOREY & LUNDY

SCALE: 1" = 30'

SECTION 5, TOWNSHIP 30N, RANGE 18W, COUNTY OF SANTA ROSA COUNTY, FLORIDA

FIELD BOOKS: N/A PAGE: N/A

DATE: 1/18/07

PLAT NUMBER: 06-371FAC

Walter J. Hart
WALTER J. HART
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4494

DATE: 1/18/07
CORP. NO. 3802

Exhibit C

