

PREPARED BY:
FRANK H. FEE, III, ESQ.
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4473081 08/22/2018 03:18:26 PM
OR BOOK 4172 PAGE 1217 - 1218 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$0.70

RETURN TO:

Documentary Stamps: \$0.70

QUIT CLAIM DEED

This quit claim deed executed the 19th day of July, 2018, by

PEGGY BLAKE SCRUGGS F/K/A PEGGY L. BLAKE,
an unmarried widow

first party, whose address is: 437 SW Macon Street
Madison, Florida 32340

to

CARROLL COLLINS and JANET L. PIEK-COLLINS, husband and wife,

second party, whose address is: P.O. Box 4114
Fort Pierce, Florida 34958

(Wherever 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.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does 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 St. Lucie, State of Florida, to-wit:

The W ½ of the W ½ of the SW ¼ of the SW ¼ of Section 21, Township 35 South, Range 40 East, LESS AND EXCEPT the South 395.97 feet of the West 219.98 feet, and SUBJECT to right of way for public roads and drainage canals and easement for power line.

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

First party covenants with second party that the above-described real property is not now her homestead. She currently resides at 437 SW Macon Street, Madison, Florida 32340.

This curative quit claim deed is given to correct an error in legal description appearing in that certain deed recorded in O.R. Book 229, Page 9, of the Public Records of St. Lucie County, Florida, and in subsequent deeds in the chain of title thereafter.

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 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:

Susan F. Downing
Printed Name: Susan F. Downing

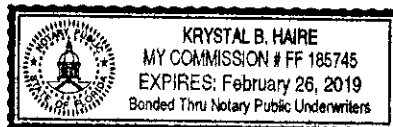
Angel Abritton
Printed Name: Angel Abritton

Peggy Blake Scruggs (SEAL)
PEGGY BLAKE SCRUGGS
F/K/A PEGGY L. BLAKE

STATE OF FLORIDA
COUNTY OF MADISON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19th day of July, 2018, by **PEGGY BLAKE SCRUGGS F/K/A PEGGY L. BLAKE**, who is personally known to me or [] has produced a _____ as identification and who did not take an oath.

Krystal B. Haire
Florida, Notary Public
My Commission Expires: February 26, 2019
My Commission Number: FF185745



Prepared by and return to:

Denise Jenkins
Merit Title, Inc.
628 Colorado Avenue
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2421-333-0003-000/3

File No: 2013005

**CORRECTIVE
QUITCLAIM DEED**

This Quitclaim Deed Made the 11th day of January, 2013, by Carroll Collins, a married man,
hereinafter called the grantor, whose post office address is: PO Box 4114, Fort Pierce, FL 34948

**to Carroll Collins and Janet L. Piek-Collins, husband and wife, whose post office address is: PO
Box 4114, Ft. Pierce, Florida 34958, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of -0- Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

**The South 395.97 feet of the East 111.35 feet of the West 1/2 of the West 1/2 of the
Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St.
Lucie County, Florida. LESS right of way for public roads and drainage canals.**

**Deed has been prepared to correct quitclaim deed filed in ORB 3432, PG 958 to include complete legal
description**

The property is **not** the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:
(2 separate, disinterested parties)**

Witness Signature: [Signature]
Printed Name: Denise Jenkins

[Signature]
Carroll Collins

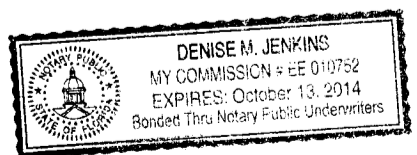
Witness Signature: [Signature]
Printed Name: Brandy Jenkins

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 11 day of January 2013, by Carroll Collins, a
married man, who are personally known to me or who has produced driver license(s) as identification.

My Commission Expires:
(SEAL)

[Signature]
Notary Public - State of Florida



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6th day of September ,
2012 (year),
by first party, Grantor, Carroll Collins, a married man
whose post office address is P.O. Box 4114, Fort Pierce, FL 34948
to second party, Grantee, Carroll Collins and Janet L. Piek-Collins, husband and wife
whose post office address is P.O. Box 4114, Fort Pierce, FL 34948

WITNESSETH, That the said first party, for good consideration and for the sum of
one hundred Dollars (\$100.00) paid by the said second party, the receipt whereof
is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party
forever, all the right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County of,
St. Lucie State of Florida to wit:

21 35 40 S 395.97 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4-LESS W219.98 FT AND
LESS EDWARDS RD R/W-(0.92 AC) (OR 869-2895)

Parcel ID # 2421-333-0003-0003

Page 1 of 2.

[Signatures on following page.]


Initials of First Party

AHAAAHZB

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 presence of:

[Signature]
Signature of Witness

Christina M. Lopez
Print name of Witness

[Signature]
Signature of Witness

LISA M. J. GROSE
Print name of Witness

[Signature]
Signature of First Party, Grantor

CARROLL COLLINS
Print name of First Party

Signature of First Party, Grantor

Print name of First Party

STATE OF Florida
COUNTY OF St. Lucie

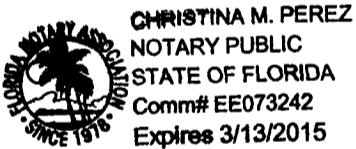
On September 6, 2012 before me, Christina M. Perez
appeared Carroll Collins

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

(Seal)



Affiant Known Produced ID
Type of ID _____

[Signature]

Signature of Preparer
CARROLL COLLINS
Print Name of Preparer

Address of Preparer

[Initials]
Initials of First Party

This Instrument Prepared by and Return to:
Denise Jenkins
Merit Title, Inc.
628 Colorado Avenue
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2421-333-0001-000/9

WARRANTY DEED

This Warranty Deed Made the 1st day of May, 2012, by Terpening Holdings, LLC, a Florida limited liability company, and having its place of business at 2980 S 25 St, Fort Pierce, Florida 34981, hereinafter called the grantor,

to Carroll Collins and Janet Collins, husband and wife, whose post office address is: Post Office Box 4114 Ft. Pierce, FL 34948, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$205,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT

The West 10 feet of the following described parcel: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND LESS

A parcel of land situated in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of said Section 21; thence North 89°57'23" East, along the South line of said Section 21, a distance of 50.03 feet; thence North 02°10'51" West, departing said South line, a distance of 40.03 feet to a point of the intersection of the Easterly right of way line of South 25th Street and the Northerly right of way line of Edwards Road, being the Point of Beginning.

Thence North 02°10'51" West, along said Easterly right of way line, a distance of 20.00 feet; thence South 46°06'44" East, departing said Easterly line, a distance of 28.81 feet to the said Northerly right of way line of Edwards Road; thence South 89°57'23" West, along said Northerly line, a distance of 20.00 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2011, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Terpening Holdings, LLC, a Florida limited liability company

Witness Signature: Cynthia M. Sowerby
Printed Name: Cynthia M. Sowerby

BY: Sherry T. Terpening
Sherry T. Terpening as Manager

Witness Signature: [Signature]
Printed Name: Roberto Cabrera

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of May 2012, by Sherry T. Terpening as Manager of Terpening Holdings, LLC, a Florida limited liability company, on behalf of the partnership. She is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Cynthia M. Sowerby
Notary Public - State of Florida

PREPARED BY:
FRANK H. FEE, III, ESQ.
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4473080 08/22/2018 03:18:26 PM
OR BOOK 4172 PAGE 1215 - 1216 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$0.70

RETURN TO:

Documentary Stamps: \$0.70

QUIT CLAIM DEED

This quit claim deed executed the 18th day of July, 2018, by

WILLIAM J. BLAKE, a married adult,

first party, whose address is: 3316 Remington Run
Tallahassee, Florida 32312

to

CARROLL COLLINS and JANET L. PIEK-COLLINS, husband and wife,

second party, whose address is: P.O. Box 4114
Fort Pierce, Florida 34958

(Wherever 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.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does 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 St. Lucie, State of Florida, to-wit:

The W ½ of the W ½ of the SW ¼ of the SW ¼ of Section 21, Township 35 South, Range 40 East, LESS AND EXCEPT the South 395.97 feet of the West 219.98 feet, and SUBJECT to right of way for public roads and drainage canals and easement for power line.

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

First party covenants with second party that the above-described real property is not now his homestead. He currently resides at 3316 Remington Run, Tallahassee, Florida 32312.

This curative quit claim deed is given to correct an error in legal description appearing in that certain deed recorded in O.R. Book 229, Page 9, of the Public Records of St. Lucie County, Florida, and in subsequent deeds in the chain of title thereafter.

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 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:

Gina Maxwell
Printed Name: Gina Maxwell

William J. Blake (SEAL)
WILLIAM J. BLAKE

Colin F. Stark
Printed Name: Colin F. Stark



STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 18th day of July, 2018, by **WILLIAM J. BLAKE**, who is personally known to me or has produced a _____ as identification and who did not take an oath.

Colin F. Stark, Notary Public
My Commission Expires:
My Commission Number: