

Prepared by and return to:

Kaitlin Larywon
Southern Capital Title
97 Orange Street
St. Augustine, FL 32084
(904) 990-1790
File Number: SCTSA-25-311

[Space Above This Line For Recording Data]

Corrective Deed

This Warranty Deed is being rerecorded to correct and amend the legal description in OR Book 1541, Page 1138, Public Records of Columbia County, Florida.

This Warranty Deed made this 30th day of May, 2025 by and between Stanley Wayne Tindell and Joyce C. Tindell, husband and wife, whose post office address is 17580 North US Highway 441, White Springs, FL 32096, grantor, and A.N.A. Real Property Development, LLC, a Florida Limited Liability Company, whose post office address is 115 Baywood Avenue, Longwood, FL 32750, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Parcel 1: A tract of Land in Government Lot 1, Section 6, Township 1 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Northwest corner of said Government Lot 1, and run South 0°55'12" East, along the West boundary line of said Government Lot 1, 1,825.31 feet to the Point of Beginning, thence continue South 0°55'12" East 449.50 feet, thence North 88°21'00" East, 1,078.72 feet to the Westerly right-of-way line of State Road No. 47 (U.S. Route No. 441); thence North 17°13' West along said Westerly right-of-way line 465.84 feet; thence South 88°23'30" West 950.64 feet to Point of Beginning.

Parcel 2: Section 6, Township 1 South, Range 17 East: A tract of land in Government Lot 1, Columbia County, Florida, more particularly described as follows: Commence at the Northwest corner of said Government Lot 1, run South 0°55'12" West along the West boundary line of said Government Lot 1, 1,329.38 feet to the Northwest corner of Southeast 1/4 of NE 1/4 of said Section 6, to Point of Beginning; thence continue South 0°55'12" West 495.93 feet; thence North 88°23'30" East 950.64 feet to the Westerly right-of-way line of State Road No. 47 (U.S. Route No. 441); thence North 17°13' West along said Westerly right-of-way line 514.89 feet; thence South 88°23'30" West 806.15 feet to Point of Beginning.

Parcel Identification Number: 06-1S-17-04493-005 (MASTER)

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

WARRANTY DEED

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 **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Beth E Grady
Witness Signature
Print Name: Beth E Grady
Address: 182 SW Amistad Ct
Lake City FL 32025

Stanley Wayne Tindell
Stanley Wayne Tindell

Joyce C Tindell
Witness Signature
Print Name: Joyce C Tindell
Address: 182 SW Amistad Ct
Lake City FL 32025

Joyce C Tindell
Joyce C. Tindell

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of May, 2025, by Stanley Wayne Tindell and Joyce C. Tindell, who is/are personally known to me or who has/have produced FL DMV as identification.

Beth E Grady
Signature of Notary Public

Beth E Grady
Print, Type/Stamp Name of Notary

