

Prepared by and return to:
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File Number: 17-036

RECORDED ELECTRONICALLY			
County	Columbia, FL		
Instrument #	20171200 7938		
Date	5/1/17	Time	2:32pm
Book	1335	Page	2256

Parcel Identification No. 24-5S-15-00475-000

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Corrective Warranty Deed
(correcting legal description in deed recorded in O. R. Book 1333, Page 2326)
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 26th day of April, 2017 between **Helen Anderson, a single woman** whose post office address is 975 SW Ford Lane, Lake City, FL 32024 of the County of **Columbia**, State of **Florida**, grantor*, and **David Gershon and Barbara Gershon, husband and wife** whose post office address is 1726 NW 82nd Avenue, Coral Springs, FL 33071 of the County of **Broward**, State of **Florida**, grantee*,

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:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 5 South, Range 15 East, Columbia County, Florida.

LESS AND EXCEPT A portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 5 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 24, and run North 00°05'06" East, along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 208.71 feet; thence South 89°58'14" West parallel with the South line of said Southwest 1/4 of the Southwest 1/4 a distance of 208.71 feet; thence South 00°05'06" West parallel with the East line of said Southwest 1/4 a distance of 208.71 feet; thence North 89°58'14" East along the South line of said Southwest 1/4 of the Southwest 1/4 a distance of 208.71 feet to the Point of Beginning.

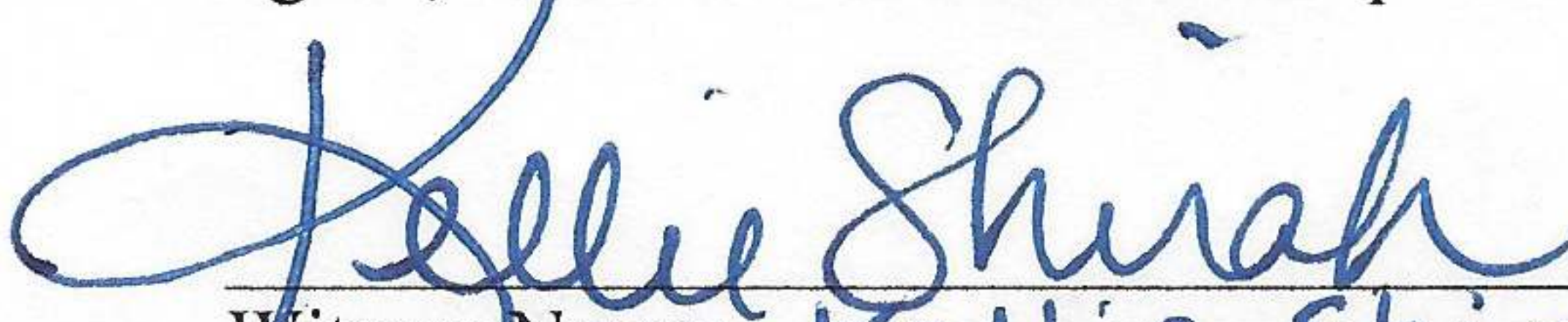
Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

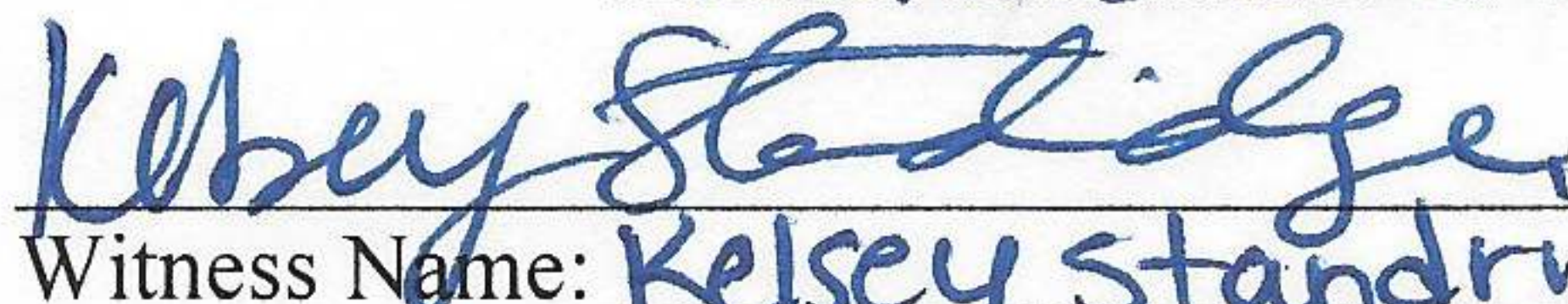
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Witness Name: Kellie Shirah

 (Seal)
Helen Anderson


Witness Name: Kelsey Standridge

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 26th day of March, 2017 by Helen Anderson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Kelsey Standridge

My Commission Expires: September 22, 2017