

Inst: 202312016664 Date: 09/06/2023 Time: 9:56AM
Page 1 of 3 B: 1498 P: 708, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *me*
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by & return to:

REC: 27.00
DOC: .70

Address: BULLARD PROPERTIES, INC.
P.O. Box 1432
Lake City, FL 32056

Property Appraisers Parcel ID Numbers(s)

29-5S-16-03737-112

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CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED DATED AUGUST 1, 2021 AS RECORDED IN OR BOOK 1444, PAGES 2664-2665, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

This Corrective Warranty Deed, Made and executed the 28 Day of August 2023, by **BULLARD PROPERTIES, INC.**, a corporation existing under the laws of the State of Florida, and having its principal place of business at: **P.O. Box 1432, Lake City, FL 32056**, hereinafter called the grantor, to **BROOK RAINFLOWER**, whose post office address is **415 SW DREW FEAGLE AVE, FT WHITE, FL 32038**, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in **COLUMBIA County**, State of Florida, viz:

See Schedule "A" attached hereto and made a part hereof

Parcel ID: 29-5S-16-03737-112

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 it is lawfully seized of said land in fee simple; that it has the good right and lawful authority to sell and convey said land; that it 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, 2022.

In Witness Whereof, the said 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 the presence of:

Holly C. Hanover

Witness Signature

Holly C. Hanover

Printed Name

Christina Sherrouse

Witness Signature

Christina Sherrouse

Printed Name

BULLARD PROPERTIES, INC.

Name of Grantor

Chris A. Bullard

Grantor Signature

Chris A. Bullard, President

Printed Name

P.O. Box 1432, Lake City, FL 32056

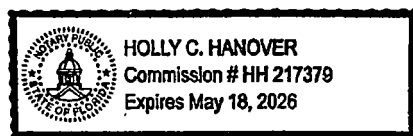
Grantor's Post Office Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence Chris A. Bullard, known to me to be the President of BULLARD PROPERTIES, INC., the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 28 day of August, 2023.

[SEAL]



Holly C. Hanover

Notary Signature

SCHEDULE A

PARCEL "A"

The North 1/2 of Lot 12 "Turkey Haven", an unrecorded subdivision in Section 29, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the SW 1/4 of Section 29, Township 5 South, Range 16 East, Columbia County, Florida and run thence South 00 deg. 15' 41" East along the East line of said SW 1/4 1335.65 feet; thence South 89 deg. 01' 09" West 1958.58 feet to the POINT OF BEGINNING; thence South 00 deg. 15' 41" East 334.31 feet; thence South 89 deg. 01' 09" West 664.60 feet to the Easterly right-of-way line of Drew Feagle Road; thence North 00 deg. 00' 13" East along said right-of-way line 334.33 feet; thence North 89 deg. 01' 09" East 663.03 feet to the POINT OF BEGINNING. Containing 5.10 acres, more or less.

Subject to a 15.00' utility easement off the West side thereof.

Also subject to a 10.00' utility easement off the North and East sides thereof.