

THIS INSTRUMENT PREPARED BY AND RETURN TO:

A. Scott Toney, Esquire

The Toney Law Firm

2700 NW 43rd Street, Suite B

Gainesville, Florida 32606

Property Appraisers Parcel Identification (Folio) Number: 29-6S-16-03969-007

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE WARRANTY DEED

(To add the missing Parcel legal description)

THIS WARRANTY DEED, executed this 2nd day of January, 2025, by **RICHARD SETH SHIRK** joined by his wife, **ELIZABETH M. SHIRK**, Grantor, to **RICHARD SETH SHIRK** and **ELIZABETH M. SHIRK**, as Trustees of the **SHIRK FAMILY REVOCABLE TRUST** under Agreement dated **October 30, 2024** with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 3686 SW Centerville Avenue, Fort White, FL 32038, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situate, lying and being in the **County of Columbia, State of Florida**, to-wit:

See "Exhibit A"

Property Address: 3686 SW CENTERVILLE AVE, FORT WHITE

NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

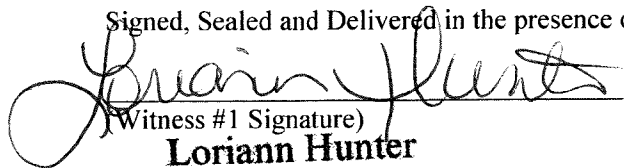
TO HAVE AND TO HOLD the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.

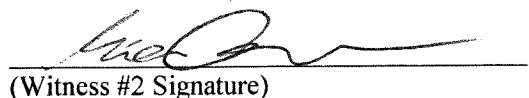
AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

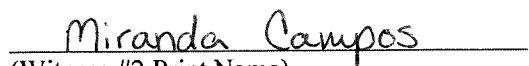
IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

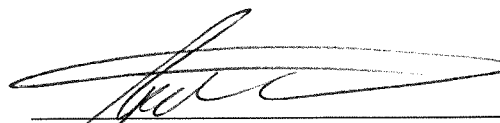
Signed, Sealed and Delivered in the presence of:

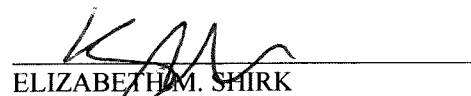

(Witness #1 Signature)
Loriann Hunter

(Witness #1 Print Name)
2700 NW 43rd Street, Ste. B, Gainesville, FL 32606


(Witness #2 Signature)


(Witness #2 Print Name)
2700 NW 43rd Street, Ste. B, Gainesville, FL 32606


RICHARD SETH SHIRK
3686 SW Centerville Ave.
Fort White, FL 32038

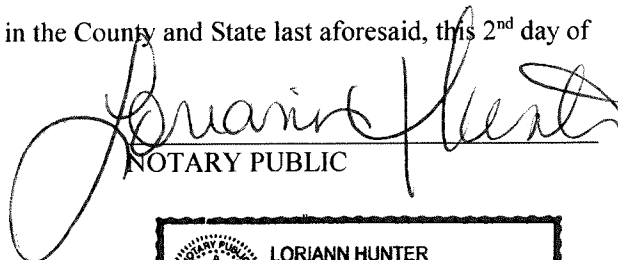

ELIZABETH M. SHIRK
3686 SW Centerville Ave
Fort White, FL 32038

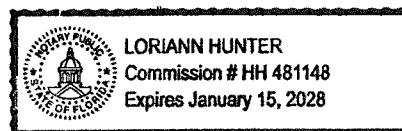
State of Florida
County of Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared RICHARD SETH SHIRK and ELIZABETH M. SHIRK, [X] by means of physical presence or ☐ online notarization, ☐ who are personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 2nd day of January, 2025.

My commission expires:


NOTARY PUBLIC



"EXHIBIT A"

PARCEL 1:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4, Section 29, Township 6 South, Range 16 East, Columbia County, Florida and run S 1° 12' 32" E along the East line of said Section 29, a distance of 210.00 feet to a concrete monument and the POINT OF BEGINNING; thence continue S 1° 12' 32" E still along said East line of Section 29 a distance of 210.00 feet to a concrete monument; thence S 87° 37' 13" W, 768.46 feet to a concrete monument; marking a corner on the Easterly line of lands described in Official Records Book (ORB) 522, Page 94, of the Official Records of Columbia County, Florida; thence N 20° 08' 53" W, 220.53 feet to a concrete monument, marking the NE corner of said lands described in ORB 522, Page 94; thence N 87° 37' 13" E, 840.00 feet to the POINT OF BEGINNING, IN COLUMBIA COUNTY, FLORIDA.

AND ALSO,

PARCEL 2:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4, Section 29, Township 6 South, Range 16 East, Columbia County, Florida, and run N 1° 12' 32" W along the East line of said Section 29 a distance of 417.46 feet to the POINT of BEGINNING thence S 87° 47' 38" W 417.46 feet; thence N 1° 12' 32" W 327.66 feet; thence S 87° 47' 38" W 263.86 feet; thence S 40° 18' 42" W 78.58 feet; thence N 49° 41' 18" W 46.69 feet; thence N 1° 12' 32" W 183.53 feet; thence N 87° 37' 13" E 768.46 feet to the East line of Section 29; thence S 1° 12' 32" E along said East line 487.15 feet to the POINT of BEGINNING.

Together with 1988 Fleetwood Springhill Mobile Home, Serial Numbers GAFLH34A08939SH and GAFLH34B08939SH.