

PREPARED BY AND RETURN TO:

Name: Ronald & Sandy Carpenter
Address: 163 NW Outback Glen
Lake City, FL 32055

Document prepared without the benefit of a title search or title insurance. Information provided by Grantor.

Parcel No.: 33-2S-16-01816-017

Inst: 202412002567 Date: 02/09/2024 Time: 10:52AM
Page 1 of 2 B: 1507 P: 2092, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Deputy ClerkDoc Stamp-Deed: 0.70

(Space Above This Line For Recording Data)

CORRECTIVE Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 9th day of February, 2024, by **Ronald Carpenter and Sandra Carpenter, Husband and Wife ("Grantor")**, whose post office address is **163 NW Outback Glen, Lake City, FL 32055**, given to second party, **Christopher Andersch and Candy Andersch, Husband and Wife**, whose post office address is **163 NW Outback Glen, Lake City, FL 32055 ("Grantee")**.

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Columbia County, Florida**, as more particularly described as follows:

Commence at the SW corner of SW 1/4 of NW 1/4, Section 33, Township 2 South, Range 16 East, Columbia County, Florida; thence run N 01°07'02" W 361.00 feet, thence, N 88°23'29" E 36.05 feet to the east right-of-way line of NW Parnell Avenue, thence, N 88°23'29" E 855.58 feet to the Point of Beginning; thence N 01°15'24" W 205.00 feet, thence N 88°23'29" E 425.20 feet, thence S 01°11'51" E 205.00 feet, thence S 88°23'29" W 425.20 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress over the South 30.00 feet of the West 891.63 feet of the following described parcel: Commence at the SW corner of SW 1/4 of NW 1/4, Section 33, Township 2 South, Range 16 East, Columbia County, Florida, thence run N 01°07'02" W 361.00 feet to the Point of Beginning; thence N 88°23'29" E 1317.51 feet, thence N 01°11'51" W 205.00 feet, thence S 88°23'29" W 1317.25 feet, thence S 01°07'12" E 204.85 feet to the Point of Beginning.

Subject to road right-of-way.

This Corrective Deed is being made for the purpose of correcting the Legal Description in that certain Quit Claim Deed dated January 31, 2024, recorded February 5, 2024 in Official Records Book 1507 Page 1128, public records of Columbia County, Florida.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan B. Weirich
Witness: Susan B. Weirich
Address: 426 SW Commerce Dr.
Lake City, FL 32025

Ronald Carpenter
Ronald Carpenter

Sandra Carpenter
Sandra Carpenter

Carlene Crosier
Witness: Carlene Crosier
Address: 426 SW Commerce Dr #45
LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9th day of February, 2024 by Ronald Carpenter and Sandra Carpenter, who are personally known to me or have produced FL Driver License as identification.

Carlene Crosier
Signature of Notary Public

