

~~Prepared by and return to:~~

Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20150

## Corrective Warranty Deed

**This Warranty Deed** is executed this 9 day of May, 2024 by John Mark Edson, whose address is PO Box 416, Lake City, FL 32056, hereinafter called the grantor, to Ana M. Villar, whose address is 10343 Wittenberg Way, Orlando, FL 32832, hereinafter called the grantee:

(Wherever 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 corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached hereto and by this reference made a part hereof.

The above described property is not the homestead of the grantor nor has it ever been homestead of same.

The Purpose of this Corrective Warranty Deed is to Correct that Legal Description in the Warranty Deed Recorded in OR Book 1513, Page 2295, Public Records of Columbia County, Florida

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** 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.

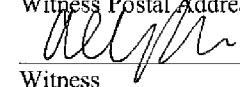
**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness

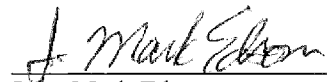
Maddy Van Hofwegen  
\_\_\_\_\_  
Printed Name

283 NW Cole Terr Lake City, FL 33055  
\_\_\_\_\_  
Witness Postal Address

  
\_\_\_\_\_  
Witness

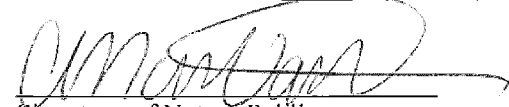
Ally Robinson  
\_\_\_\_\_  
Printed Name

283 NW Cole Terr Lake City FL  
\_\_\_\_\_  
Witness Postal Address 33055

  
\_\_\_\_\_  
John Mark Edson

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 9 day of May, 2024, by John Mark Edson.

  
\_\_\_\_\_  
Signature of Notary Public

Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN  
Notary Public  
State of Florida  
Comm# HH520394  
Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_

Type of Identification

Produced: DL \_\_\_\_\_

**Exhibit "A"**  
**Property Description**

A PART OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 332.00 FEET OF THE EAST 372.00 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF.

ALSO, LESS AND EXCEPT A PARCEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN N.89°08'41"W ALONG THE NORTH LINE OF SAID SE 1/4, A DISTANCE OF 39.95 FEET) THENCE S.01°33'25"W., 89.25 FEET TO THE POINT OF BEGINNING) THENCE N.88°19'28"W 20.00 FEET) THENCE S.01°33'25"W 20.00 FEET) THENCE S.88°29'10"E, 20.00 FEET) THENCE N.01°33'25"E., 20.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO MAINTAINED RIGHT-OF-WAY OFF THE NORTH SIDE THEREOF FOR SOUTHWEST WAVERLY LANE, A COUNTY MAINTAINED ROAD.