

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2022-5874MS

Parcel Identification No 28-4S-17-08840-000

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CORRECTIVE WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14 day of December, 2022 between **Sandra Caserta f/k/a Sandra P. Simonian, a Single Woman**, whose post office address is **352 NW Scenic Lake Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **Gordon James Pursel and Cheryl Lynn Pursel, Husband and Wife**, whose post office address is **554 SW Hillcrest Street, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

NE 1/4 of SE 1/4 of SW 1/4, Section 28, Township 4 South, Range 17 East, Columbia County, Florida.
LESS AND EXCEPT:

A part of the South 1/2 of Section 28, Township 4 South, Range 17 East, more particularly described as follows: Begin at the Northeast corner of the SE 1/4 of SE 1/4 of SW 1/4 of said Section 28 and run N 01°10'59" W, along the East line of the SW 1/4 of said Section 28, 679.68 feet to the Northeast corner of the SE 1/4 of said SW 1/4; thence S 89°03'48" W, along the North line thereof, 333.64 feet; thence S 01°07'08" E, 678.09 feet; thence N 89°20'09" E, 108.98 feet; thence S 03°25'16" W, 679.63 feet to the South line of the said SW 1/4; thence N 89°36'30" E, 280.00 feet; thence N 87°30'43" E, 327.31 feet; thence N 00°36'06" W, 678.34 feet; thence S 87°45'12" W, 334.17 feet to the Point of Beginning.

Columbia County, Florida.

Subject to county maintained right of way along the North side thereof.

The East 30 feet being subject to an ingress and egress easement.

This Corrective Deed is made for the purpose of correcting the legal description shown on that certain Warranty Deed dated April 22, 2022, and recorded April 26, 2022 in Official Records Book 1465 Page 594, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Jessie Miller

WITNESS

PRINT NAME: Lacey McCarthy

L Nahabetian

WITNESS

PRINT NAME: Lyndsi M. Nahabetian

Sandra Caserta
Sandra Caserta f/k/a Sandra P. Simonian

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of December, 2022, Sandra Caserta f/k/a Sandra P. Simonian, who is personally known to me or has produced DL as identification.

L Nahabetian
Signature of Notary Public

