

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**A. Scott Toney, Esquire**

2700 NW 43<sup>rd</sup> Street, Suite B

Gainesville, Florida 32606

**Property Appraisers Parcel Identification (Folio) Number: 29-2S-16-01777-141 (5826)**

SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***CORRECTIVE WARRANTY DEED***

*\*To correct scrivener's error in Grantor name, in that certain Warranty Deed recorded on April 18, 2024, in O.R. Book 1512, Page 1968, Public Records of Columbia County, Florida*

***THIS WARRANTY DEED***, executed this 11th day of October, 2024, by **WILLIAM VRASIL**, joined by his wife, **DAWN E. VRASIL**, Grantor, to **WILLIAM R. VRASIL** and **DAWN E. VRASIL**, as Trustees of the **VRASIL FAMILY REVOCABLE TRUST** under Agreement dated **April 16, 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 176 NW Cambridge Hill Way, Lake City, FL 32055, 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, all that certain land situate, lying and being in the **County of Columbia, State of Florida**, to-wit:

**Lots 40 and 41, Suwannee Valley Farms Phase 2, according to the plat thereof, as recorded in Plat Book 8, Page 49, of the Public Records of Columbia County, Florida.**

**Property Address: 176 NW Cambridge Hill Way, Lake City, FL 32055**

### **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.

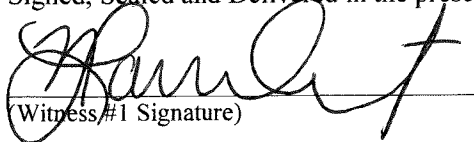
***TO HAVE AND TO HOLD*** the same in fee simple forever.

**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 the current year.

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

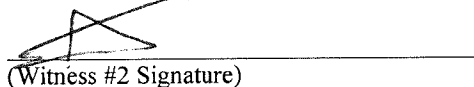
Signed, Sealed and Delivered in the presence of:

  
(Witness #1 Signature)

**Nancy Lambert**

(Witness #1 Print Name)

2700 NW 43<sup>rd</sup> St., Ste. B, Gainesville, FL 32606

  
(Witness #2 Signature)

**A. Scott Toney**

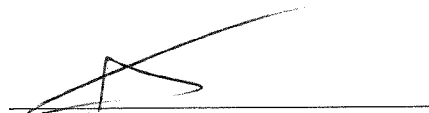
(Witness #2 Print Name)

2700 NW 43<sup>rd</sup> St., Ste. B, Gainesville, FL 32606

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 WILLIAM R. VRASTIL and DAWN E. VRASTIL, [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 11th day of October, 2024.

  
NOTARY PUBLIC

