

This Instrument Prepared By:
Chris A. Bullard
P.O. Box 1432
Lake City, FL 32056

Property Appraiser's Identification Number:
30-6S-16-04002-026

Inst: 202112001685 Date: 02/01/2021 Time: 1:44PM
Page 1 of 3 B: 1429 P: 786, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

N. B. THIS CORRECTIVE WARRANTY DEED is being recorded to correct a mistake in the legal description in the original Warranty Deed recorded in O.R.B. 1424 Page 564. Also, deed restrictions recorded in O.R.B. 1261 Page 820 were not sited in original Warranty Deed.

THIS CORRECTIVE WARRANTY DEED made and executed on the 12th day of January, 2021 by Bullard Management Services, Inc. a corporation existing under the laws of the State of Florida whose mailing address is: P.O. Box 1432, Lake City Florida 32056, hereinafter called the grantor, to Alexandria Suarez whose mailing address is: 133 Valois Blvd. Key Largo, FL 33037 herein after called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular plural, the heirs, legal representatives, and individuals, and the successors and assigns of corporation, wherever the content so admits or requires.)

Witnesseth: That the said grantor, for and in consideration of the sum of \$10.00 (Ten Dollars), and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, Florida, viz:

Lot # 26 of Hills of Fort White an unrecorded subdivision. See attached Exhibit A for legal description.

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

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

And, the grantor hereby covenants with said grantee that is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants 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.

Bullard Management Services, Inc. to Suarez

In Witness Whereof the said grantor has caused these presents to be executed in its name, by its duly authorized officer, the day and year first above written.

Holly Chanover
Witness Signature

Chris A. Bullard
Grantor's Signature/Chris A. Bullard, Pres.

Holly Chanover
Printed Name

Connie B. Roberts
Witness Signature

Connie B. Roberts
Printed Name

**STATE OF FLORIDA
COUNTY OF Columbia**

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared Chris A. Bullard, the President of Bullard Management Services, Inc., who is personally known to me and acknowledges executing the foregoing instrument freely and voluntarily in the presence of two witnesses.

Witness my hand and official seal in County and State last aforesaid this 12 Day of January, 2021.



Notary Printed Name Holly Chanover

Notary Signature Holly Chanover

Exhibit A

Legal Description

Hills of Ft. White Parcel 26

Part of the SE $\frac{1}{4}$ of Section 30, Township 6 South, Range 16 East,
Columbia County, Florida, more particularly described as follows:

COMMENSE AT A 2 $\frac{1}{2}$ " IRON PIPE, MARKING THE SE CORNER OF
SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST COLUMBIA
COUNTY, FLORIDA; THENCE S.88 DEGREES 36'26"W., ALONG THE
MONUMENTED SOUTH LINE OF SAID SE $\frac{1}{4}$, A DISTANCE OF 543.12 FEET TO
A CONCRETE MONUMENT, LS 4708; THENCE CONTINUE S.88 DEGREES
36'26"W., 345.14 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT
OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE N.01
DEGREES 03'14"W., 491.99 FEET TO A CONCRETE MONUMENT, LS 4708;
THENCE S.88 DEGREES 56'46"W., 827.01 FEET TO A CONCRETE MONUMENT,
LS 4708, ON THE EAST LINE OF A ROAD EASEMENT, SAID LINE BEING A
PORTION OF A CUL-DE-SAC ; THENCE CONTINUE S.88 DEGREES 56'46"W.,
86.57 FEET TO A 5/8" IRON ROD, LS 4708, ON THE CENTERLINE OF SAID
ROAD EASEMENT; THENCE S.01 DEGREES 03'14"E., ALONG SAID
CENTERLINE, 19.99 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE
TERMINUS POINT OF SAID CENTERLINE; THENCE CONTINUE S.01
DEGREES 03'14"E., ALONG THE SOUTHERLY EXTENSION OF SAID
CENTERLINE, 51.96 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE
RIGHT-OF-WAY OF SAID ROAD EASEMENT, SAID RIGHT-OF-WAY BEING A
PORTION OF A CUL-DE-SAC; THENCE S.01 DEGREES 03'14"E., 425.43 FEET TO
A CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF
SAID SE $\frac{1}{4}$; THENCE N.88 DEGREES 36'26"E., ALONG SAID SOUTH LINE,
481.92 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW
CORNER OF THE SE $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$; THENCE CONTINUE N.88 DEGREES
36'26"E., 431.67 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 10.37 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH PRIVATE ROAD EASEMENT AND PUBLIC
UTILITY EASEMENT DESCRIBED IN THE RESTRICTIONS RECORDED AT OR BOOK
1261, PAGE 820 OF THE PUBLIC RECORDS IN COLUMBIA COUNTY FLORIDA.

SUBJECT TO EXISTING 100 FOOT WIDE FLORIDA POWER CORPORATION
ELECTRIC TRANSMISSION LINE EASEMENT.