

Prepared by:  
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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1300 P: 1366

ATS# 4-5808

## Corrective Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 7<sup>th</sup> day of July <sup>RS</sup> ~~June~~, 2015, Brian Bickel, as Trustee of Brian Bickel Sr. Living Trust, hereinafter called the grantor, to Probuilt, LLC, A Florida Limited Liability Company whose post office address is: 325 NW High Point Drive, Lake City, FL 32055 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz: Parcel ID# 34-3S-16-02496-000

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

**\*This Corrective Warranty Deed is being recorded to correct and add additional lands to the Warranty Deed recorded in OR Book 1260, Page 2352, Public Records of Columbia County, Florida on September 3, 2013.**

TOGETHER with all 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: [Signature]  
Printed Name: Michael Harrell  
By: Brian Bickel, As Trustee  
[Signature]  
Brian Bickel Sr. Living Trust

Witness: [Signature]  
Printed Name: Regina Simpkins

Regina Simpkins  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July <sup>RS</sup> ~~June~~, 2015 by BRIAN BICKEL, AS TRUSTEE OF BRIAN BICKEL SR. LIVING TRUST personally known to me or, if not personally known to me, who produced OK for identification and who did not take an oath.

[Signature]  
Notary Public

(Notary Seal)



ATT# 5808

EXHIBIT "A"

A part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Southeast corner of said Section 34 and run N 06°12'32"E, along the East line thereof, 523.76 feet to the point of beginning; thence continue N 06°12'32"E, along said line 200.00 feet; thence N 89°55'08"W, 125.00 feet; thence N 06°12'32"E, 120.70 feet to a point on the South right-of-way line of U.S. Highway No. 90, said point being in a curve of a curve concave to the North having a radius of 3324.04 feet and an included angle of 03°52'15"; thence run Westerly along the arc of said curve, along said South right-of-way line, an arc distance of 224.57 feet; thence S 06°12'32"W, 322.80 feet; thence S 89°51'23"E, 351.49 feet to the point of beginning.