

**PREPARED BY AND RECORD & RETURN TO:**

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Jacksonville, Florida 32257

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

**PARCEL ID#: 12-5S-17-09218-000**

**CORRECTIVE WARRANTY DEED**

This Corrective Warranty Deed is being recorded to clarify the legal description in the Warranty Deed recorded April 1, 2024 at Book 1511, Pages 988-990

THIS WARRANTY DEED is made this April 17<sup>th</sup>, 2024, between JULIE JONES as Trustee of the JULIE JONES REVOCABLE LIVING TRUST U/A/D MARCH 6, 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, Grantor, and JULIE JONES as Trustee of the JULIE JONES REVOCABLE LIVING TRUST U/A/D MARCH 6, 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, Grantee, whose post office address is 144 SW Butler Gln., Lake City, FL 32025. Grantor and Grantee addresses are the same.

The Grantor, in consideration of the sum of Ten Dollars (\$10) and other good and valuable considerations, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situate in Columbia County, Florida:

SEE EXHIBIT A ATTACHED

Parcel ID #: 12-5S-17-09218-000

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

The Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, and Trustee shall be construed as singular or plural as the context requires.

All Successor Trustees are hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights the Grantor possesses in the above-described real property; any deed, mortgage, or other instrument

executed by the trustee shall convey all rights or interests of the grantors including homestead; and the trustee and Successor Trustees are appointed, upon the execution of this deed, as the Agent for the Grantor to carry out this intent. This power of attorney shall be durable and is not terminated by the subsequent incapacity of the Grantor except as provided in Chapter 709, Florida Statutes.

No person shall deal with a Successor Trustee until one or more of the following have been received by that person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent or removing that Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine stating that the trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Trustee sworn to and acknowledged before a notary public.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, and taxes for the year 2024 and subsequent years.

Executed on April 17th, 2024.

Signed, sealed, and delivered in the presence of:

Julie Jones  
Julie Jones  
"Grantor"

Jennifer Frazier  
Signature of Witness  
Name: Jennifer Frazier

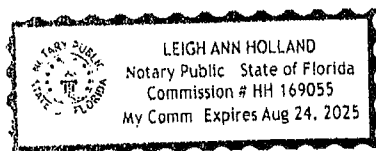
Address: 160 NW Main Blvd  
Lake City, FL 32055

Crystal McGehee  
Signature of Witness  
Name: Crystal McGehee

Address: 160 NW Main Blvd  
Lake City, FL 32055

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 17<sup>th</sup> 2024, 2024, by Julie Jones.



Leigh Ann Holland  
Signature of Notary Public-State of Florida  
Notary Name: Leigh Ann Holland

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: Florida Driver License

**NOTE TO RECORDING CLERK:** This deed conveys property for nominal consideration from the grantor to a revocable living trust of which the grantor is the sole beneficiary and, therefore, is exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).

**EXHIBIT "A"**

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet to the Point of Beginning; thence N 00°21'33" W, 1331.11 feet to a point on the North line of the South 1/2 of said Section 12; thence N 88°05'31" E, along said North line, 2581.55 feet; thence N 88°08'56" E, along said North line 696.18 feet; thence S 00°21'32" E, 1328.56 feet; thence S 88°03'34" W, 3277.79 feet to the Point of Beginning. Parcel contains 100.02 acres, more or less

TOGETHER WITH and SUBJECT TO an easement for ingress, egress and utility purposes as lies 60 feet North of and adjacent to the following described line:

Commence at the SW corner of Section 12, Township 5 South, Range 17 East, Columbia County, Florida, and run thence N 88°01'38" E, along the South line of said Section 12, 71.94 feet to the East right-of-way of C.R. 245; thence N 00°22'06" W, along said right-of-way, 1330.35 feet; thence N 00°21'33" W, still along said right-of-way line, 443.29 feet; thence continue N 00°21'33" W, 827.84 feet to the Point of Beginning of said Easement; thence N 88°05'31" E, 3277.74 feet to the Point of Termination (the "Easement").

Part of Parcel Number: 12-5S-17-09218-000