

\$27.70

Inst: 202012009531 Date: 05/26/2020 Time: 10:17AM

Page 1 of 3 B: 1412 P: 449, P.DeWitt Cason, Clerk of Court Colu
County, By: BD

Deputy ClerkDoc Stamp-Deed: 0.70

Prepared by and return to:

Kelley D. Jones

Attorney at Law

Kelley D. Jones, P.A.

~~1701 NW 80th Boulevard Ste 102~~

Gainesville, FL 32606

352-377-2004

4110 NW 37th Place - Suite B

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Warranty Deed made this ²³ day of March, 2020 between ERA INVESTMENTS, LLC, a Florida limited liability company whose post office address is 162 NW Birdie Place, Lake City, FL 32055, grantor, and OASIS LAKE CITY LLC, a Florida limited liability company whose post office address is 162 NW Birdie Place, Lake City, FL 32055, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

This instrument prepared by Kelley D. Jones, Attorney at Law, 1701 NW 80th Blvd., Suite 102, Gainesville, Florida 32606. Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included thereto, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

The purpose of this deed is to correct a Scrivener's error with respect to the following: grantor's name was misspelled on recorded Instrument #202012004259, Book 1406, Page 321 dated February 21, 2020.

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 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, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ERA INVESTMENTS, LLC, a Florida limited liability company

Paul Ryz
Witness Name: April Reeves

By: J R Shukla
Janak R. Shukla, Manager

Pooja Kanaji
Witness Name: Pooja Kanaji

(Corporate Seal)

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of March, 2020 by Janak R. Shukla as Manager of ERA INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company for ERA INVESTMENTS, LLC, a Florida limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Paul Ryz
Notary Public

Printed Name: April Reeves

My Commission Expires: 6/22/23

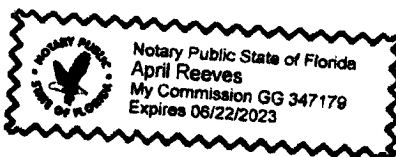


EXHIBIT "A"

LEGAL DESCRIPTION

"PARCEL HOTEL A"

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1048, PAGE 2678 (PARCEL 1) AND OFFICIAL RECORDS BOOK 1240, PAGE 658 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1048, PAGE 2678 (PARCEL 1), ALSO BEING THE SOUTHEAST CORNER OF LOT 8 OF LAKE HARRIS FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 21 OF SAID PUBLIC RECORDS FOR THE POINT OF REFERENCE; THENCE RUN NORTH 07°12'28" EAST, ALONG THE EAST LINE OF SAID LANDS AND ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 209.90 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 82°47'32" WEST, A DISTANCE OF 283.33 FEET; THENCE RUN NORTH 07°07'10" EAST, A DISTANCE OF 261.13 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1240, PAGE 658; THENCE RUN SOUTH 82°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 67.68 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1048, PAGE 2678 (PARCEL 1) AND THE WEST LINE OF SAID LOT 8; THENCE RUN NORTH 07°07'47" EAST, ALONG SAID WEST LINES, A DISTANCE OF 192.83 FEET; THENCE RUN SOUTH 82°47'32" EAST, A DISTANCE OF 216.32 FEET TO THE AFOREMENTIONED EAST LINE OF SAID LANDS AND THE EAST LINE OF SAID LOT 8; THENCE RUN SOUTH 07°12'28" WEST, ALONG SAID EAST LINES, A DISTANCE OF 454.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING ±2.66 ACRES, MORE OR LESS