

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 21-06018

Parcel No.: R00079-005

Inst: 202212007047 Date: 04/12/2022 Time: 3:10PM
Page 1 of 2 B: 1464 P: 187, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ur*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 6 day of April, 2022 by DONALD CLYDE CREWS, A SINGLE MAN, hereinafter called the Grantor, to ROBERT K. DEMPSEY and KRISTAL L. DEMPSEY, HUSBAND AND WIFE, whose post office address is 220 NW DON HART WAY, WHITE SPRINGS, FL 32096, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED "EXHIBIT A"

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION ON THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1443, PAGE 1429, COLUMBIA COUNTY, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Florida

[Signature] L.S.
Name: DONALD CLYDE CREWS
Address: 227 APRIL LANE, FARGO, GA 31631

[Signature]
Witness Signature
Printed Name: BARBARA HANRELL

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of April, 2022, by DONALD CLYDE CREWS, who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary
Printed Name: April Reeves
My commission expires: 6/22/2023

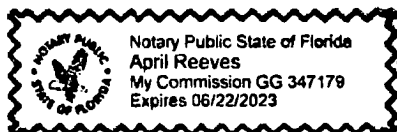


EXHIBIT "A"

Commence at the Northeast corner of SE 1/4 of SW 1/4 of Section 24, Township 2 South, Range 15 East, Columbia County, Florida, and run thence S 89°03'19" W along the North line of said SE 1/4 of SW 1/4 a distance of 754.19 feet; thence run S 0°22'18" E 43.81 feet to the South right-of-way line of a county graded road; thence continue S 0°22'18" E 499.96 feet to a concrete monument and the POINT OF BEGINNING; thence run N 89°07'01" E 711.21 feet to the West right-of-way line of a county graded road; thence run S 0°57'44" E along said West right-of-way line, 246.70 feet; thence run S 89°07'01" W 887.66 feet; thence run N 0°22'18" W 246.71 feet; thence run N 89°07'01" E 173.91 feet to the POINT OF BEGINNING, (Said distance of 173.91 feet, plus the first aforesaid distance of 711.21 feet constituting the length of the entire North boundary, having a total distance of 885.12 feet.)

ALSO:

Commence at the Northeast corner of SE 1/4 of SW 1/4 of said Section 24, and run thence S 89°03'19" W along the North line of said SE 1/4 of SW 1/4 a distance of 754.19 feet; thence run S 0°22'18" E 43.81 feet to the South right-of-way line of a county graded road and the point of beginning; thence continue S 0 deg. 22'18 E, 499.96 feet; thence N 89 deg. 07'01" E, 711.21 feet to the West right-of-way line of a County graded road; thence run N 0 deg. 57'44" W along the West right-of-way line of said County graded road a distance of 432.54 feet to a concrete monument, and the point of tangency of a curve concave to the left (SW), said curve having a total central angle of 89 deg. 15'29" and having a radius of 60 feet; thence run along the arc of said curve and along the Westerly right-of-way of aforesaid County graded road a distance of 93.47 feet to a concrete monument and the point of tangency at the termination of said curve; thence run S 89 deg. 46'47" W along the South right-of-way line of said County graded road a distance of 646.89 feet to the point of beginning, Columbia County, Florida.

TOGETHER WITH that certain mobile home situated thereon.