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6/25/2020

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INDEX 0
CONSIDERATION 0

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202012019109 Date: 11/12/2020 Time: 4:20PM
Page 1 of 4 B: 1423 P: 2646, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

CORRECTIVE WARRANTY DEED
WITH GRANT OF LIFE ESTATE

THIS CORRECTIVE WARRANTY DEED WITH GRANT OF LIFE ESTATE is made this 21st day of October, 2020, by N. TERRY DICKS, individually, and as Trustee of the CLINTON T. DICKS 2012 IRREVOCABLE TRUST, as to an undivided one-half (1/2) interest, whose mailing address is 4458 South U. S. Highway 441, Lake City, Florida 32025, and N. TERRY DICKS, as Trustee of the KYLE C. DICKS 2012 IRREVOCABLE TRUST, as to an undivided one-half (1/2) interest, whose mailing address is 4458 South U. S. Highway 441, Lake City, Florida 32025 (hereinafter called the Grantors), to KYLE C. DICKS, whose post office address is 4458 South U.S. Highway 441, Lake City, Florida 32025, for the term of his natural life, and the remainder to N. TERRY DICKS, as Trustee of the KYLE C. DICKS 2012 IRREVOCABLE TRUST (hereinafter called the Grantees:

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,

hereby grant, bargain, sell, alien , remise, release, convey and confirm unto the Grantees
all that certain land situate in Columbia County, Florida, viz:

See Exhibit "A" attached hereto and made a part of this deed.

The sole purpose of this deed is to correct the legal description in a prior deed dated August 31, 2020, between the same parties recorded on September 11, 2020, in Official Records Book 1419, Page 793, public records of Columbia County, Florida.

Parcel Number: A portion of tax parcel number 10-5S-17-09182-000

This deed is given to and accepted by Grantees subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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 Grantors hereby covenant with said Grantees that Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby fully warrant 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, the said Grantors have signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness
BONNIE S. GREEN
(Print/type name)

Loretta S. Steinmann
Witness
Loretta S. Steinmann
(Print/type name)

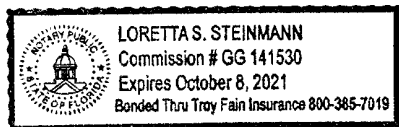
N. Terry Dicks (SEAL)
N. TERRY DICKS,
as Trustee of the CLINTON T.
DICKS 2012 IRREVOCABLE TRUST

N. Terry Dicks (SEAL)
N. TERRY DICKS,
as Trustee of the KYLE C. DICKS 2012
IRREVOCABLE TRUST

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of October, 2020, by N. TERRY DICKS, as Trustee of the CLINTON T. DICKS 2012 IRREVOCABLE TRUST and as Trustee of the KYLE C. DICKS 2012 IRREVOCABLE TRUST, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:

EXHIBIT "A"

Legal Description

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE SW 1/4, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA AND RUN N.00°48'39"W., TO A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 240, 14.34 FEET TO THE POINT OF BEGINNING; THENCE S.89°16'42"W. ALONG SAID NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 240, 129.90 FEET TO A POINT OF CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1859.86 FEET AND AN INCLUDED ANGLE OF 16°57'17"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 550.37 FEET; THENCE N.00°55'13"E., 1235.70 FEET; THENCE N.89°41'47"E., 674.33 FEET; THENCE S.00°55'12"W., 1312.77 FEET TO THE POINT OF BEGINNING.