

PREPARED BY & RETURN TO:

Name: JEREMIAH GARLING AND CASSIE ROBINSON

Address: 3067 SE CR 252 LAKE CITY, FL 32025

Parcel ID No.: R10513-003

Inst: 202312042721 Date: 07/07/2023 Time: 3:05PM
Page 1 of 2 B: 1494 P: 1110, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
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 6th day of JULY, 2023, by **ROCKY D. FORD** and **LISA FORD, HUSBAND AND WIFE**, hereinafter called the Grantors, to **JEREMIAH GARLING, A SINGLE MAN**, and **CASSIE ROBINSON, A SINGLE WOMAN**, whose post office address is 3067 SE CR 252 LAKE CITY FLORIDA 32025, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

THIS DEED IS BEING GIVEN TO FULFILL THE TERMS OF AN UNRECORDED AGREEMENT FOR DEED DATE FEBRUARY 27TH, 2019.

THIS CORRECTIVE DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION ON THAT CERTAIN DEED DATED THE 9TH OF MAY 2023 AND RECORDED THE 15TH OF MAY, 2023 IN O.R. BOOK 1490 PAGE 1059 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME. LEGAL PROVIDED BY GRANTOR.

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

SUBJECT TO TAXES FOR THE YEAR 2023 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 Grantors hereby covenant with the Grantees that the 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 and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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:

Jessica L Nettles
Witness Signature
Printed Name: Jessica L Nettles

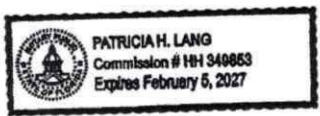
Rocky D Ford L.S.
Name: **ROCKY D. FORD**
Address: 494 SW DORTCH STREET, FORT WHITE, FL 32038

Patricia Lang
Witness Signature
Printed Name: **PATRICIA LANG**

Lisa Ford L.S.
Name: **LISA FORD**
Address: 494 SW DORTCH STREET, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of JULY, 2023, by **ROCKY D. FORD** and **LISA FORD**, who are personally known to me or who have produced _____ as identification.



Patricia Lang
Signature of Notary
Printed Name: **PATRICIA LANG**
My commission expires: 2-5-27

EXHIBIT "A"

TOWNSHIP 4 SOUTH, RANGE 18 EAST:

SECTION 30: A PART OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT, LS 4708, MARKING THE NORTHEAST CORNER OF THE NW ¼ OF SE ¼ OF SAID SECTION 30 AND RUN S 45°04'58" W, 1259.14 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 252, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N 43°49'59"W, ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 200.04 FEET; THENCE N 45°04'58" E, A DISTANCE OF 622.89 FEET; THENCE N 62°37'53" E, A DISTANCE OF 663.34 FEET TO THE POINT OF BEGINNING.

-AND-

TOWNSHIP 4 SOUTH, RANGE 18 EAST:

SECTION 30: A PART OF THE S ½ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT LS 4708, MARKING THE NE CORNER OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 30, AND RUN SOUTH 62°37'53" WEST, 663.34 FEET; THENCE NORTH 43°49'59" WEST, A DISTANCE OF 435.94 FEET; THENCE NORTH 87°27'31" WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTH ½ OF SECTION 30, A DISTANCE OF 494.03 FEET; THENCE SOUTH 45°04'58" WEST, A DISTANCE OF 281.97 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 252, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE NORTH 43°49'59" WEST, ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 344.60 FEET TO A CONCRETE MOUNMENT, LS 4708, ON THE AFOREMENTIONED NORTH LINE OF THE SOUTH ½ OF SAID SECTION 30; THENCE SOUTH 87°27'31" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1824.67 FEET TO A CONCRETE MONUMENT, LS 4708 AND THE POINT OF BEGINNING.