

THIS INSTRUMENT WAS PREPARED BY:

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RETURN TO:

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Inst 200712013973 Date: 6/25/2007 Time: 9:48 AM  
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*AV* DC, P. DeWitt Cason, Columbia County Page 1 of 3

Property Appraiser's  
Identification Number Part of R04755-000

**CORRECTIVE WARRANTY DEED**

This Warranty Deed, made this 20<sup>th</sup> day of June, 2007, BETWEEN WG INVESTMENT PROPERTIES, LLC, A Florida Limited Liability Company, whose post office address is 596 NE Frogs Glen, Lake City, FL 32055, of the County of Columbia, State of Florida, grantor\*, and GRYGORIY KHOMICH, whose post office address is 2075 Township Drive, Woodstock, GA 30189, of the State of Georgia, 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)

**Witnesseeth:** that said grantor, for and in consideration of the sum of Ten 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.

**N.B.:** For a period of time ending 30 years from this date no mobile homes shall be placed on the property. Only site built or modular homes shall be allowed.

**N.B.:** This instrument is being given to correct an error in Warranty Deed recorded in Official Records Book 1111, Pages 259-261, public records of Columbia County, Florida.

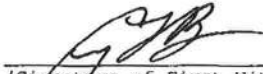
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

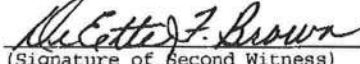
**To Have and to Hold**, the same in fee simple forever.

**And** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

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:

  
(Signature of First Witness)  
Crystal L. Brunner  
(Typed Name of First Witness)

  
(Signature of Second Witness)  
DeEtte F. Brown  
(Typed Name of Second Witness)

WG INVESTMENT PROPERTIES, LLC,  
A Florida Limited Liability  
Company


 (SEAL)  
Grantor  
By: WILLIAM S. SMITH,  
Managing Member

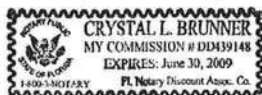
 (SEAL)  
Grantor  
By: GERALD H. GRAY,  
Managing Member

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 2007, by WILLIAM S. SMITH and GERALD H. GRAY, as Managing Members of WG INVESTMENT PROPERTIES, LLC, A Florida Limited Liability Company who are personally known to me or who have produced \_\_\_\_\_ as identification and who did not take an oath.

My Commission Expires:

  
Notary Public  
Printed, typed, or stamped name:



**EXHIBIT "A"**

Part of Section 20 in Township 2 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Commence at the NE Corner of the East Half of the SE 1/4 of said Section 20 and thence S 89 deg. 13'21" W, along the North line of the SE 1/4, a distance of 370.20 feet to a Point of Beginning; thence S 00 deg. 33'12" E, 1145.04 feet to a point on the centerline of a 60 foot wide easement for ingress and egress and utilities; thence S 40 deg. 06'31" W, 15.51 feet to a point; thence N 87 deg. 14'02" W, 137.93 feet to a point; thence S 75 deg. 35'53" W, 164.48 feet to a point; thence N 78 deg. 34'34" W, 300.60 feet to a point; thence S 85 deg. 30'01" W, 379.75 feet to a point on the East line of U.S. Highway 441 (a 100 foot wide public right-of-way); thence N 00 deg. 33'12" W, along the East line of U.S. Highway 441 (a 100 foot wide public right-of-way), a distance of 476.84 feet to the SW Corner of lands described in Official Records Book (ORB) 836, Page 325 of the Official Records of Columbia County, Florida; thence N 89 deg. 13'21" E, parallel to the North line of said SE 1/4 of Section 20 and along the South line of said O.R.B. 836, Page 325 and its Easterly extension, 678.64 feet to its intersection with a monumented line marking the East line of said O.R.B. 836, Page 325; thence N 00 deg. 26'54" W, along said monumented line, 671.28 feet to a point on the North line of said SE 1/4; thence N 89 deg. 13'21" E, along said North line, 300.54 feet to the Point of Beginning.

N.B.: Grantor reserves a non-exclusive perpetual easement for ingress, egress and utilities over and across the South 30 feet of the above described parcel.

TOGETHER WITH a non-exclusive perpetual 60 foot easement for ingress, egress and utilities over and across a strip of land whose centerline is described as follows:

Commence at the SE Corner of the West half of the SW 1/4 of Section 21, Township 2 South, Range 17 East, Columbia County, Florida and thence N 00 deg. 38'00" E, along the East line of the West half of the SW 1/4 of said Section 21, a distance of 1011.69 feet to a 5/8 inch iron rod, LS 4708; thence N 67 deg. 56'32" W, a distance of 318.36 feet to a 5/8 inch iron rod, LS 4708; thence N 00 deg. 38'01" E a distance of 436.99 feet; thence N 89 deg. 22'00" W, a distance of 501.81 feet; thence N 71 deg. 39'07" W, a distance of 329.18 feet; thence S 72 deg. 14'33" W, a distance of 201.96 feet; thence N 88 deg. 29'46" W, a distance of 253.48 feet; thence S 40 deg. 06'31" W, a distance of 197.44 feet to the Point of Beginning of said easement centerline; thence N 87 deg. 14'02" W, a distance of 137.93 feet; thence S 75 deg. 35'53" W, a distance of 164.48 feet; thence N 78 deg. 34'34" W, a distance of 300.60 feet; thence S 85 deg. 30'01" W, a distance of 379.75 feet to a point on the East right of way line of U.S. Highway 441 (a 100 foot wide public right of way) and the Point of Termination of said easement centerline.