

PREPARED BY & RETURN TO:

Name: SAUNDRA POWELL

Address: P.O. BOX 142065, GAINESVILLE, FL 32614

Parcel No.: R-03265-229

Inst: 202312023099 Date: 12/11/2023 Time: 12:02PM
Page 1 of 2 B: 1504 P: 690, 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 11 day of **DECEMBER, 2023**, by **BETTY POWELL, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **SAUNDRA POWELL**, whose post office address is P.O. BOX 142065, GAINESVILLE, FL 32614, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

THIS CORRECTIVE WARRANTY DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION OF THAT CERTAIN DEED GIVEN THE 4TH OF JANUARY, 2023 AND RECORDED THE 4TH OF JANUARY 2023 IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA IN ORB 1482 PAGE 910. AND ALSO THAT CERTAIN CORRECTIVE DEED GIVEN THE 10TH OF OCTOBER, 2023 AND RECORDED ON OCTOBER 10TH, 2023 IN ORB 1500, PAGE 1279.

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 Grantor hereby covenants with the 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 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, 2022.

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:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Betty Powell L.S.
Name: BETTY POWELL
Address: 448 SW MADEWOOD DR., LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

this 11 day of DECEMBER, 2023, by BETTY POWELL, who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

EXHIBIT "A"

A PART OF LOT 25 OF "MAULDIN WOODLANDS PHASE 2" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID LOT 25 AND RUN S 07°01'04"W, ALONG THE EAST LINE OF LOT 25, 199.63 FEET; THENCE S 73°00'10"W, 170.77 FEET; THENCE N 22°05'01"W, 200.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW MADEWOOD DRIVE, SAID POINT BEING IN A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1050.00 FEET AND AN INCLUDED ANGLE OF 14°47'21"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 271.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 76°35'02" E, 270.28 FEET, TO THE POINT OF BEGINNING.

-ALSO-

PART OF LOT 25 OF "MAULDIN WOODLANDS PHASE 2" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID LOT 25, SAID POINT BEGIN IN A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1050.00, AN INCLUDED ANGLE OF 14°47'21" AND RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 271.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.76°35'02"W., 270.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1050.00, AN INCLUDED ANGLE OF 04°21'59", WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 80.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.67°00'22" W., 80.00 FEET; THENCE S.22°10'29"E., 191.66 FEET; THENCE N.73°00'10"E., 80.00 FEET; THENCE N.22°05'01"W., 200.02 FEET TO THE POINT OF BEGINNING.