

Rec 27.00
Doc .70

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201712014587 Date: 08/02/2017 Time: 3:27PM
Page 1 of 3 B: 1341 P: 2454, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

CORRECTIVE PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION
OF REAL PROPERTY

(single individual personal representative)

The undersigned, **AMY M. BROWN**, whose post office address is 259 NW Rhoden Glen, Lake City, Florida 32055, as Personal Representative of the estate of **CALVIN C. CREAMER**, deceased, hereby acknowledges that title to the real property located in Columbia County, Florida, owned by the decedent at the time of death, described as follows:

An undivided one-half interest in the following described parcel of real property:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

Section 15: Begin at Northeast corner of SE 1/4 of NW 1/4, and run thence S 1°20' E along East line of said SE 1/4 of NW 1/4, 348.12 feet; thence run N 74°38' W, 445.0 feet to Southerly right-of-way line of State Road #247; thence run N 41°30' E along said Southerly right-of-way line, 530.28 feet; thence run S 12°20' E, 201.62 feet to the **POINT OF BEGINNING**. Said lands lying in SE 1/4 of NW 1/4, and NE 1/4 of NW 1/4, Section 15, Township 4 South, Range 16 East, Columbia County, Florida.

ALSO and more particularly described as: Begin at the Northeast Corner of the SE 1/4 of the NW 1/4 and run S 1°14'01" E along the East line of said SE 1/4 of the NW 1/4 a distance of 336.51 feet; thence N 74°36'50" W a distance of 427.14 feet to a point on the Southerly right-of-way line of State Road 247; thence N 41°30'00" E along said Southerly right-of-way line a distance of 603.16 feet to a point on the East line of the NE 1/4 of the NW 1/4; thence S 1°14'01" E along said East line a distance of 228.69 feet to the **POINT OF BEGINNING**. Containing 2.65 acres, more or less.

ALSO: All that part of the SW 1/4 of the NE 1/4 of Section 15, Township 4 South, Range 16 East, Columbia County, Florida, particularly described as: Beginning at the Northwest corner of the SW 1/4 of the NE 1/4 of said Section 15, thence N 87°59'41" E 17.03 feet to a point on the western margin of Nursery

Road (a county maintained grade with a 40' R/W); thence along and with said western margin, S 8°39'16" E 355.81 feet to a point; thence N 75°34'10" W 59.67 feet to a point on the Western line of the Eastern Half of said Section 15; thence along and with said Western line of the Eastern Half of Section 15, N 2°11'09" W 336.54 feet to the **POINT OF BEGINNING**. Containing 0.29 acres (12,631.76 SF), more or less.

Tax Parcel No.: 15-4S-16-03015-000

N.B. The purpose of this Corrective Personal Representative's Release and Certificate of Distribution of Real Property is to correct a scrivener's error in that Personal Representative's Release and Certificate of Distribution of Real Property dated December 2, 2016 and recorded in Official Records Book 1327, Page 1341, public records, Columbia County, Florida.

(the "Property"), vested in **AMY M. BROWN**, whose post office address is 259 NW Rhoden Glen, Lake City, Florida 32055; **ANGELA M. ANSCHULTZ**, whose post office address is 1509 SE Valencia Drive, Lake City, Florida 32025; and **ABIGAIL M. STALVEY**, whose post office address is 942 SW Mt. Carmel Avenue, Lake City, Florida 32024, each as to an undivided one-third interest, (the "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Columbia County, Florida, Probate Division, in File No. 16-08-CP, subject to the rights of the Personal Representative under Sections 733.607 and 733.608 of the *Florida Probate Code* to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property
 - (a) for payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
 - (b) to enforce contribution and equalize advancement; and
 - (c) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in **AMY M. BROWN**, **ANGELA M. ANSCHULTZ** and **ABIGAIL M. STALVEY**, each as to an undivided one-third interest, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the Decedent, has executed this instrument on August 2, 2017.

Executed in the presence of:

Diane S. Edenfield

Witness signature

DIANE S. EDENFIELD

Print or type name

Amy M. Brown

AMY M. BROWN
As Personal Representative of the estate of
Calvin C. Creamer, deceased

Demi B. Brown

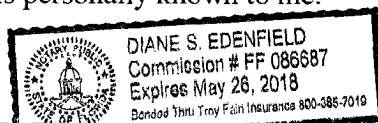
Witness signature

Demi B. Brown

Print or type name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me on August 2, 2017, by **AMY M. BROWN**, as Personal Representative of the estate of Calvin C. Creamer, deceased, who is personally known to me.



(NOTARY
SEAL)

Diane S. Edenfield

Notary Public, State of Florida

My commission expires: 05/26/18