

PREPARED BY & RETURN TO:

Name: TRISH LANG, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-07001MML

Parcel No.: 01-7S-15-04149-414

Inst: 202012015174 Date: 09/17/2020 Time: 12:14PM
Page 1 of 2 B: 1419 P: 1515, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
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 15th day of September, 2020, by JUSTIN TOUCHSTONE, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to JAN HART, whose post office address is 273 SW MONUMENT LANE, FORT WHITE, FL 32038, 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 EXHIBIT "A" ATTACHED

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

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

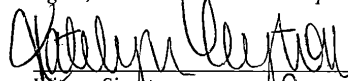
THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED JULY 14, 2020, IN O.R. BOOK 1415, PAGE 167, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.


TO HAVE AND TO HOLD the same in fee simple forever.

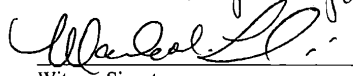
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, 2020.

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:

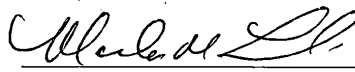

Witness Signature
Printed Name: Notary Public


Name: JUSTIN TOUCHSTONE L.S.
Address: 8411 SW 163RD LOOP, LAKE BUTLER, FL 32054


Witness Signature
Printed Name: Maria M. Landin

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15TH day of September, 2020, by JUSTIN TOUCHSTONE, who is personally known to me or who has produced Driver's License as identification.


Signature of Notary
Printed Name: Maria M. Landin
My commission expires: 9/16/22

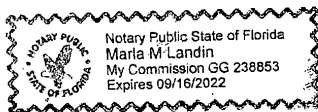


EXHIBIT "A"

Wilson Springs Phase 1-B

Block 4 - Lot 14

Commence at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S 00°15'08"E along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue S 00°15'08"E still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly right-of-way line of SW Memorial Drive (a county road); thence S 48°19'52"W along said Southeasterly right-of-way line 180.98 feet; thence N 64°17'42"W along the Southerly right-of-way line of said SW Memorial Drive 48.88 feet; thence N 80°02'41"W still along said Southerly right-of-way line 1343.71 feet to its intersection with the Easterly right-of-way line of SW Spin Loop (a private road); thence S 16°26'49"E along said Easterly right-of-way line 297.33 feet to its intersection with the Northerly right-of-way line of SW Monument Lane (a private road); thence S 79°37'30"E along said Northerly right-of-way line 115.09 feet to the Point of Beginning; thence N 10°22'48"E 167.29 feet; thence S 79°58'26"E 100.06 feet; thence S 08°58'41"W 167.95 feet to a point on the Northerly right-of-way line of said Southwest Monument Lane thence N 79°37'30"W along said Northerly right-of-way line 104.17 feet to the Point of Beginning.

Wilson Springs Phase 1-B

Block 4 - Lot 15

Commence at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S 00°15'08"E along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue S 00°15'08"E still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly right-of-way line of SW Memorial Drive (a county road); thence S 48°19'52"W along said Southeasterly right-of-way line 180.98 feet; thence N 64°17'42"W along the Southerly right-of-way line of said SW Memorial Drive 48.88 feet; thence N 80°02'41"W still along said Southerly right-of-way line 1343.71 feet to its intersection with the Easterly right-of-way line of SW Spin Loop (a private road); thence S 16°26'49"E along said Easterly right-of-way line 297.33 feet to its intersection with the Northerly right-of-way line of SW Monument Lane (a private road); thence S 79°37'30"E along said Northerly right-of-way line 219.26 feet to the Point of Beginning; thence N 08°58'41"E 167.95 feet; thence S 80°07'57"E 99.78 feet; thence S 05°33'51"W 169.38 feet to a point on the Northerly right-of-way line of said SW Monument Lane; thence N 79°37'30"W along said Northerly right-of-way line 109.89 feet to the Point of Beginning.

Wilson Springs Phase 1-B

Block 4 - Lot 16

Commence at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S 00°15'08"E along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue S 00°15'08"E still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly right-of-way line of SW Memorial Drive (a county road); thence S 48°19'52"W along said Southeasterly right-of-way line 180.98 feet; thence N 64°17'42"W along the Southerly right-of-way line of said SW Memorial Drive 48.88 feet; thence N 80°02'41"W still along said Southerly right-of-way line 1343.71 feet to its intersection with the Easterly right-of-way line of SW Spin Loop (a private road); thence S 16°26'49"E along said Easterly right-of-way line 297.33 feet to its intersection with the Northerly right-of-way line of SW Monument Lane (a private road); thence S 79°37'30"E along said Northerly right-of-way line 329.15 feet to the Point of Beginning; thence N 05°33'51"E 169.38 feet; thence S 79°56'20"E 100.39 feet; thence S 05°38'22"E 146.16 feet to a point on the Northerly right-of-way line of said SW Monument Lane; thence S 87°31'57"W along said Northerly right-of-way line 129.76 feet to the Point of Beginning.