

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: 202312013821 Date: 07/25/2023 Time: 11:02AM
Page 1 of 2 B: 1495 P: 1137, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
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 25th 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 6067 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. SEE ATTACHED EXHIBIT "A"

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.

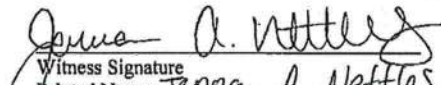
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the 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.

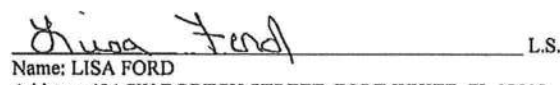
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Jessica L. Nettles

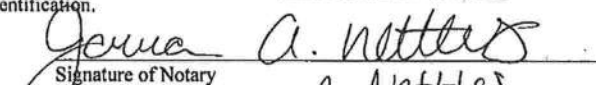

Name: ROCKY D. FORD
Address: 494 SW DORTCH STREET, FORT WHITE, FL 32038


Witness Signature
Printed Name: Jenna A. Nettles


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 25th day of JULY, 2023, by ROCKY D. FORD and LISA FORD, who are personally known to me or who have produced _____ as identification.


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



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

EXHIBIT "A"

TOWNSHIP 4 SOUTH, RANGE 18 EAST

SECTION 30: A PART OF THE S $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, AND RUN SOUTH 1 DEG 13'23" EAST, ALONG THE EAST LINE THEREOF AND ITS EXTENSION, 1855.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 252, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NE HAVING A RADIUS OF 2824.79 FEET AND A CENTRAL ANGLE OF 2 DEGS 31'22", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 45 DEGS 05'40" WEST 124.37 FEET) AN ARC DISTANCE OF 124.38 FEET, THENCE NORTH 43 DEGS 49'59" WEST ALONG SAID NORTH EASTERLY RIGHT OF WAY LINE, 1217.45 FEET, THENCE NORTH 45 DEGS 04'58" EAST, 1259.14 FEET TO THE POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.