

THIS INSTRUMENT PREPARED BY:
DAVIS, SCHNITKER, REEVES & BROWNING, P.A.
POST OFFICE DRAWER 652
MADISON, FLORIDA 32341

Inst: 202412004757 Date: 03/06/2024 Time: 12:09PM
Page 1 of 3 B: 1509 P: 2237 James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 0.70

This is a Corrective Warranty Deed given to correct the legal description in that certain Warranty Deed dated December 19, 2008, and recorded in O.R. Book 1164, Page 618, of the public records of Columbia County, Florida, therefore no doc stamps are owed on this Corrective Warranty Deed.

CORRECTIVE WARRANTY DEED

THIS INDENTURE is made this 28 day of ^{March} ~~January~~, 2024, by 4 MILE BRANCH PROPERTY SERVICES, LLC, a dissolved Florida limited liability company, whose last known address is 295 Mile Loop, Suite 115-336, Lake City, Florida 32055, hereinafter called the Grantor; to ^{FEBRUARY} ~~BREAD~~ OF LIFE OUTREACH MINISTRY, INC., Florida not-for-profit corporation, whose mailing address is PO Box 7364, Lake City, Florida 32056, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey to the Grantee and its successors and assigns forever, the following described property, situate, lying and being in the County of Columbia, State of Florida, to-wit:

A part of the NW 1/4 of Section 3, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NW corner of said Section 3 and run South 2°14'25" East along the West line thereof, 855.67 feet to a concrete monument on the South right-of-way line of State Road No. 252, thence North 58°51'06" East along the South line

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thereof, 283.01 feet to the Point of Beginning; thence departing from said South right-of-way line, South 01°37'50" East, 399.96 feet; thence North 88°17'35" East, 556.48 feet; thence N 02°14'25" W, 682.35 feet to the South right-of-way line of State Road 252; thence continue along said South right-of-way line South 67°40'49" West, 51.28 feet to the point of curvature of a curve to the left having a radius of 1382.39 feet and an included angle of 8°49'43"; thence along the arc of said curve to the left, an arc distance of 213.01 feet; thence South 58°51'06" West, still along said South right-of-way line, 354.57 feet to the Point of Beginning.

Parcel Number: R02732-001

4 MILE BRANCH PROPERTY SERVICES, LLC, is a dissolved Florida limited liability company, and the sale and conveyance of the property owned by it as set forth herein is for the purpose of winding up its activities and affairs pursuant to Section 605.0709, Florida Statutes.

MICHAEL J. MCCRANIE and CHARLES B. BROWN, III are executing this Corrective Warranty Deed as sole surviving members and Managing Members of and on behalf of 4 MILE BRANCH PROPERTY SERVICES, LLC, as they were the sole surviving members in office of 4 MILE BRANCH PROPERTY SERVICES, LLC, at the time of dissolution.

TO HAVE AND TO HOLD the same in fee simple forever. And the Grantor does covenant with the Grantee that it is lawfully seized of said property, that said property is free of all incumbrance, and that it has good right and lawful authority to sell said property, and that it will fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

Wherever used herein, the term "party" or "parties" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Witnesses:

4 MILE BRANCH PROPERTY
SERVICES, LLC
a dissolved Florida limited liability company

Danielle Robinson
Print Name: Danielle Robinson
Address of Witness 1:
THE UPS STORE#3514
295 NW COMMONS LOOP#115
Lake City, FL 32055

By: [Signature]
CHARLES B. BROWN, III,
Sole Surviving Managing Member

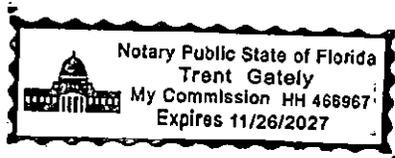
BB
Print Name: Brittany Branson
Address of Witness 2:
THE UPS STORE#3514
295 NW COMMONS LOOP#115
Lake City, FL 32055

By: [Signature]
MICHAEL J. MCCRANIE,
Sole Surviving Managing Member

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2024, by CHARLES B. BROWN, III and MICHAEL J. MCCRANIE, as sole surviving Managing Members of 4 MILE BRANCH PROPERTY SERVICES, LLC, a dissolved Florida limited liability company, who are personally known to me, or who produced Drivers license as identification.

[Signature]
Notary Public



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