

**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

27.00
1.70

\$27.70

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: 202212022248 Date: 11/22/2022 Time: 2:30PM
Page 1 of 3 B: 1479 P: 2327, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM [Signature]
Deputy Clerk Doc Stamp-Deed: 0.70

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made as of the 6th day of October, 2022, between **JAMES L. REEVES a/k/a LARRY REEVES** and his wife, **CAROL W. REEVES**, whose mailing address is 1405 SE County Road 349, Lake City, Florida 32025, party of the first part, Grantor, and **BRANDON W. REEVES** and his wife **ANASTASIA E. REEVES** whose mailing address is 1405 SE County Road 349, Lake City, Florida 32025, party of the second part, Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No.: 26-5S-17-09400-006 (parent parcel)

N. B. Grantor reserves a perpetual non-exclusive easement for Ingress, Egress and Utilities over and across the easterly 30 feet of the South 606.81 feet of the real property described herein. Said easement shall run with the land.

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

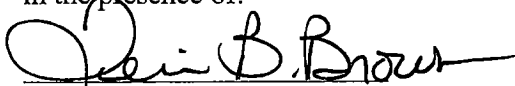

TO HAVE AND TO HOLD the same in fee simple forever.

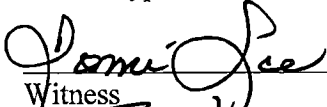
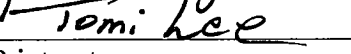
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all

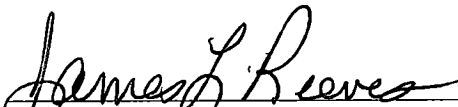
encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Print or type name

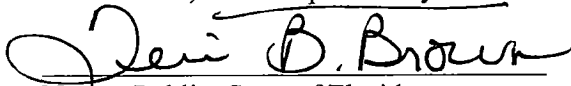

Witness

Print or type name

 (SEAL)
JAMES L. REEVES a/k/a
LARRY REEVES

 (SEAL)
CAROL W. REEVES

**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 October, 2022, by **JAMES L. REEVES a/k/a
LARRY REEVES** and his wife, **CAROL W. REEVES**, who are personally known to me.


Notary Public, State of Florida

(NOTARIAL



My Commission Expires:

8/30/2025

EXHIBIT "A"

DESCRIPTION:
PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE NE CORNER OF THE SE $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 25'59"W., ALONG THE EAST LINE OF THE NE $\frac{1}{4}$ OF SAID SECTION 26, A DISTANCE OF 2.37 FEET TO A CONCRETE MONUMENT, LB 7042, ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE S.88 DEGREES 07'45"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 248.79 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1222, PAGE 2051, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 07'45"W., 44.95 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NORTHERLY END OF A BOUNDARY LINE AGREEMENT RECORDED IN ORB 970, PAGES 628 - 639, (SEE EXHIBIT "E"), OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 25'59"E., ALONG SAID BOUNDARY LINE AS DEFINED IN SAID BOUNDARY LINE AGREEMENT, 1294.37 FEET; THENCE CONTINUE S.01 DEGREES 25'59"E., 188.82 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.88 DEGREES 07'45"E., 293.79 FEET TO A 5/8" IRON ROD, LS 4708, ON THE EAST LINE OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SAID SECTION 26; THENCE N.01 DEGREES 25'59"W., 150.62 FEET TO THE SE CORNER OF THE NE $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$; THENCE N.01 DEGREES 25'59"W., ALONG THE MONUMENTED EAST LINE OF SAID NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, A DISTANCE OF 456.19 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE S.88 DEGREES 11'29"W., 248.74 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN SAID ORB 1222, PAGE 2051; THENCE N.01 DEGREES 26'09"W., 876.11 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 5.00 ACRES, MORE OR LESS.