

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MARLIN M. PEAGLE, ESQUIRE
MARLIN M. PEAGLE, 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 land 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: 202212020549 Date: 10/27/2022 Time: 8:23AM
Page 1 of 3 B: 1478 P: 275, James M Swisher Jr, Clerk of Court
Columbia County, By: VC *VC*
Deputy Clerk Doc Stamp Deed: 0.70

27.00
70
\$27.70

CORRECTIVE ENHANCED LIFE ESTATE DEED

THIS INDENTURE made as of the 23rd day of August, 2022 between **EDWARD DRYDEN** and his wife **MARTHA G. DRYDEN**, whose mailing address is 942 SW Jafus Ave., Lake City, Florida 32024, (herein Grantor), and **JOHN EDWARD DRYDEN; CHRISTOPHER DALE DRYDEN; and RICHARD DALE PARRISH, JR.**, whose mailing address is 942 SW Jafus Ave., Lake City, Florida 32024, Joint tenants with right of survivorship (herein Grantee).

The terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property Columbia County, Florida:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No.: 12-4S-15-00351-000 (1267)

N. B. The purpose of this corrective deed is to correct the legal description in that Enhanced Life Estate Deed dated August 23, 2022 recorded on August 25, 2022 in Official Records Book 1474, Page 273, public records Columbia County, Florida.

Grantor reserves unto themselves, for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantor in their sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon their death.

Grantor further reserves unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor

shall have full power and authority to dispose of the property during Grantor's lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.

All rights reserved to Grantor are jointly or severally if one is deceased.

SUBJECT TO easements and restrictions of record and taxes.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

Grantor hereby covenants with said Grantee that 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 except as otherwise provided herein the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF the said Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Terril B. Brown
Witness

Terril B. Brown
Print or Type Name

Joni Lee
Witness

Joni Lee
Print or Type Name

Edward Dryden (SEAL)
EDWARD DRYDEN

Martha G. Dryden (SEAL)
MARTHA G. DRYDEN

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of October, 2022 by **EDWARD DRYDEN** and his wife **MARTHA G. DRYDEN**, who are personally known to me.



Terril B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2025

EXHIBIT "A"

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 4 South, Range 15 East, Columbia County, Florida and run South 88°40'26" West along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 12 a distance of 348.58 feet to the POINT OF BEGINNING; thence South 00°43'50" East a distance of 620.53 feet; thence South 89°36'50" West a distance of 646.54 feet; thence South 87°47'00" West a distance of 330.03 feet to a point on the West line of the Southeast 1/4 of the Southwest 1/4 of Section 12, also being the East line of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida; thence North 00°44'03" West along said West line of the Southeast 1/4 of the Southwest 1/4 of Section 12, also being the East line of Godbold Acres, a distance of 615.95 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 12; thence North 88°43'36" East along the North line of said Southeast 1/4 of the Southwest 1/4 of Section 12 a distance of 976.53 feet to the POINT OF BEGINNING. Containing 13.86 acres, more or less.

AND

TOWNSHIP 4 SOUTH, RANGE 15 EAST

SECTION 12: Begin at the NE corner of SE 1/4 of the SW 1/4 of Section 12, Township 4 South, Range 15 East, thence run South 00° 41' 57" East, 624.64 feet, along the Westerly right of way line of SW Jafus Avenue (County Paved Road), thence South 89° 18' 03" West, 348.67 feet, thence North 00° 41' 31" West, 621.13 feet, thence North 88° 44' 04" East 348.67 feet to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

**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: 202212016686 Date: 08/25/2022 Time: 11:30AM
Page 1 of 3 B: 1474 P: 273, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC ✓
Deputy Clerk Doc Stamp Deed: 0.70

27.00
1.00
28.00
name

ENHANCED LIFE ESTATE DEED

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WITNESSETH:

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SEE ATTACHED EXHIBIT "A"

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IN WITNESS WHEREOF the said Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of

Witness

Marlin Feagle
MARLIN FEAGLE
Print or Type Name

Edward Dryden (SEAL)
EDWARD DRYDEN

Witness

Joni Lee
Joni Lee
Print or Type Name

Martha G. Dryden (SEAL)
MARTHA G. DRYDEN

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of August, 2022 by **EDWARD DRYDEN** and his wife **MARTHA G. DRYDEN**, who are personally known to me.

(NOTARIAL



Terri B. Brown
Notary Public, State of Florida

My Commission Expires:

8/30/2025

EXHIBIT "A"

TOWNSHIP 4 SOUTH, RANGE 15 EAST

SECTION 12: Begin at the NE corner of SE 1/4 of the SW 1/4 of Section 12, Township 4 South, Range 15 East, thence run South 00° 41' 57" East, 624.64 feet, along the Westerly right of way line of SW Jafus Avenue (County Paved Road), thence South 89° 18' 03" West, 348.67 feet, thence North 00° 41' 31" West, 621.13 feet, thence North 88° 44' 04" East 348.67 feet to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

CODES: 2020 Florida Building Code 7th Edition and the 2017 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and/or fines.

Edward Dryden
Printed Owners Name

Edward Dryden
Owners Signature

****Property owners must sign here before any permit will be issued.**

CONTRACTORS AFFIDAVIT: By my signature, I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]
Contractor's Signature

Contractor's License Number CBC1263910
Columbia County
Competency Card Number _____

Affirmed and subscribed before me the Contractor by means of ☐ physical presence or ☒ online notarization, this 19th day of December, 2022, who was personally known ☒ or produced ID _____

Candace Vrasile
State of Florida Notary Signature (For the Contractor)

SEAL:



CANDACE VRASILE
Commission # GG301078
Expires February 12, 2023
Bonded thru Budget Notary Services