

PREPARED BY & RETURN TO:

Name: Tracy & William Sauls

Address: 432 & 324 SE STARDUST PLACE, LAKE CITY,  
FL 32024

Parcel No.: 09784-138

Inst: 202412006103 Date: 03/25/2024 Time: 1:26PM  
Page 1 of 1 B: 1511 P: 94, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
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 March, 2024, by **TRACY R. SAULS, F/K/A TRACY RAE WISE AND WILLIAM EUGENE SAULS, JR., WIFE AND HUSBAND**, hereinafter called the Grantor, to **TRACY R. SAULS and WILLIAM EUGENE SAULS, JR., WIFE AND HUSBAND**, whose post office address is 432 & 324 SE STARDUST PLACE, LAKE CITY, FL 32024, hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**LOTS 38 & 39, SHADOW WOOD S/D, UNIT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 24, 24A AND 24B, COLUMBIA COUNTY, FLORIDA. SUBJECT TO RESTRICTIONS RECORDED IN O.R. BOOK 757, PAGES 1720-1721, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT.**

**LEGAL PROVIDED BY GRANTOR.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.**

**THIS DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 2, 2024, IN O.R. BOOK 1507, PAGE 952, AS INSTRUMENT NO. 202412002198.**

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

SUBJECT TO TAXES FOR THE YEAR 2024 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 Grantor hereby covenants with the Grantees 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, 2024.

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:

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles  
Witness Address: 157 W Duval St  
Lake City, FL 32055

Brooke Parrish  
Witness Signature  
Printed Name: Brooke Parrish  
Witness Address: 51 W Duval St  
Lake City, FL 32055

Tracy R. Sauls L.S.  
Name: TRACY R. SAULS  
Address: 432 AND 324 SE STARDUST PLACE, LAKE CITY, FL  
32024

William Eugene Sauls, Jr. L.S.  
Name: WILLIAM EUGENE SAULS, JR.  
Address: 432 AND 324 SE STARDUST PLACE, LAKE CITY, FL  
32024

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 March, 2024, by **TRACY R. SAULS and WILLIAM EUGENE SAULS, JR.**, who are personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228728  
Expires 2/14/2026

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