

This instrument prepared by
and should be returned to:
Daniel J. Kuhn, Esquire
GrayRobinson, P.A.
301 South Bronough Street, Suite 600
Tallahassee, Florida 32301
(850) 577-9090
Parcel ID: 30-4S-17-08874-001 (45769)

Inst: 202512004431 Date: 03/03/2025 Time: 10:18AM
Page 1 of 3 B: 1534 P: 1438, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 0.70

CORRECTIVE QUIT CLAIM DEED

This CORRECTIVE QUIT CLAIM DEED, made this 20 day of FEBRUARY, 2025, by G.W. HUNTER, INC., a Florida corporation, whose address is 1130 West U.S. Highway 90, Lake City, Florida 32055, hereinafter called Grantor, to **JOHN B. HUNTER and MICHAEL D. POKITKO, Trustees**, or their successors in trust, under the **JOHN B. HUNTER REVOCABLE TRUST**, dated February 11, 2003, and any amendments thereto, whose address is P. O. Box 3494, Lake City, Florida 32056-3494, **as to an 1/3 undivided interest, GEORGE D. HUNTER**, whose address is P. O. Box 3494, Lake City, Florida 32056-3494, **as to an 1/3 undivided interest**, and **TERRY L. HUNTER**, whose address is P. O. Box 3494, Lake City, Florida 32056-3494, **as to an 1/3 undivided interest, as Tenants-In-Common**, hereinafter collectively called Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of One Hundred Dollars and 00/00 (\$100.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quit claims unto Grantee, all that certain land situate in Columbia County, Florida, to-wit:

SEE EXHIBIT A ATTACHED.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behalf of Grantee.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

NOTE TO RECORDER: The purpose of this Corrective Quit Claim Deed is to correct the legal description contained in that certain Quit Claim Deed dated May 1, 2023, and recorded May 2, 2023, in O.R. Book 1489, Page 1279, Public Records of Columbia County, Florida ("Original Deed"). Documentary stamp taxes were paid at the time of recording the Original Deed.

Signed, sealed and delivered in the presence of:

G.W. HUNTER, INC.,
a Florida corporation

Witness Signature

Witness Printed Name

By: _____

Printed Name: _____

As Its: _____

Date: _____

Witness Signature

Witness Printed Name

STATE OF FLORIDA

COUNTY OF COLUMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of FEBRUARY, 2025, by Pradiq Patel as V.P of G. W. HUNTER, INC., a Florida corporation, on behalf thereof, who ☒ is personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature

Print Notary Name: Smita Gandhi

My commission expires: 05/07/2027

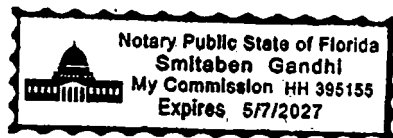


EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, thence run S 00°17'22"E, along the East line of said Northwest 1/4 a distance of 21.65 feet to a point on the South Right-of-Way line of County Road No. 242 for the POINT OF BEGINNING; thence continue along said East line of the Northwest 1/4 S 00°17'22"E, a distance of 414.94 feet; thence run N89°08'24"W, a distance of 630.00 feet; thence run N 00°17'22"W, a distance of 414.94 feet to a point on the South Right-of-way line of County Road No. 242; thence run S 89°08'24"E, along said South Right-of-way line of County Road No. 242 a distance of 630.00 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, thence run S 00°17'22"E, along the East line of said Northwest 1/4 a distance of 21.65 feet to a point on the South Right-of-Way line of County Road No. 242; thence run N 89°05'16" W along said south right of way line of County Road 242, a distance of 338.28 feet to the Point of Beginning; thence run S 00°21'17"E, a distance of 151.00 feet; thence run N 89°05'16"W, a distance of 292.00 feet; thence run N 00°21'17"W, a distance of 151.00 feet to a point on the South Right-of-way line of County Road No. 242; thence run S 89°05'16"E, along said South Right-of-way line of County Road No. 242 a distance of 292.00 feet to the POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Together with a 60 foot ingress and egress easement being 60.00 feet to the South of the following described line: Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, thence run S 00°17'22" E, along the East line of said Northwest 1/4, a distance of 21.65 feet to a point on the South Right-of-Way line of County Road No. 242, for the Point of Beginning; thence run N 89°05'16" W, along said South Right-of-Way line of County Road No. 242, a distance of 338.28 feet to the Point of Terminus.