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**SUNBELT**  
TITLE AGENCY

Prepared by and Return to:

Susan M. Hutchinson  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1720223-09339

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### **This Corrective Warranty Deed**

Made this 6 Dec 2023 by Diosdado Valdes\* and Maria F Gonzalez , A Married Couple (\* also known as Diosdado Valdez), hereinafter called the Grantor, to David Owens and Kelly Ann Owens , A Married Couple, whose post office address is: 4190 NE 48th Court, High Springs, FL 32643, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Columbia County, Florida, viz:

**Lot 25, of SEDGEFIELD PHASE III, as per plat thereof recorded in Plat Book 8, Pages 60-64, of the Public Records of Columbia County, Florida.**

**Parcel Identification Number: 03-6S-16-03767-325**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon. \*\*Note: This instrument is given to correct last name spelling of husband grantor in prior deed recorded in OR 1503/2096 of the Public Records of Columbia County, Florida.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melissa Vias  
Witness: (Signature)

Printed Name

Melissa Vias  
4000 Ponce de Leon Blvd #700

Address

Coral Gables, FL 33146

City, State, Zip

Carinna Torres  
Witness: (Signature)

Printed Name

Carinna Torres  
4000 Ponce de Leon Blvd #700

Address

Coral Gables, FL 33146

City, State, Zip

State of

County of MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2023, by Diosdado Valdes\* (\*also known as Diosdado Valdez), and Maria F Gonzalez,, who: ☐ is personally known to me or ☒ produced US PASSPORT as identification.

Melissa Vias  
NOTARY PUBLIC (signature)

Print Name: MELISSA VIAS

My Commission Expires:

Stamp/Seal:

Diosdado Valdes

Diosdado Valdes (also known as Diosdado Valdez)  
10524 Nw 29th Ct  
Miami, FL 33147

Maria F Gonzalez

Maria F Gonzalez  
10524 Nw 29th Ct  
Miami, FL 33147



MELISSA VIAS  
Commission # HH 170883  
Expires September 26, 2025  
Bonded Thru Budget Notary Services