

Prepared by and return to:

Sherra Gurman  
U.S. Title  
2622-B2 Northwest 43rd Street  
Gainesville, FL 32606  
(352) 372-7000  
File No UG-18572

Parcel Identification No 09886-104

[Space Above This Line For Recording Data]

## CORRECTIVE WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of May, 2025 between David J. Hajos, a single man, whose post office address is 22413 Northwest 227th Drive, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantor, to Pinnacle Site Solutions, LLC, a Florida Limited Liability Company, whose post office address is 14620 West Newberry Road, Box 336, Newberry, FL 32669, of the County of Alachua, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

**PARCEL "D"**

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°52'08"E., 326.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°52'08"E., 611.80 FEET; THENCE S.89°51'44"E., 788.52 FEET; THENCE N.01°27'29"W., 318.70 FEET; THENCE N.89°12'21"E., 503.23 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 04°26'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 300.08 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.02°26'15"E., 300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S.89°28'51"W., 1316.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NE 1/4 OF NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE S.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL D AND THE SE CORNER OF PARCEL E ON A CURVE RUNNING NORTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46", THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"W., 30.00 FEET; THENCE S.04°39'33"W., 30.12 FEET TO THE SOUTH LINE OF PARCEL E AND THE NORTH LINE OF PARCEL D; THENCE S.04°39'33"W., 30.12 FEET; THENCE N.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.

This deed being recorded to correct the legal description on the Warranty Deed recorded March 7, 2025, in O.R. Book 1534, Page 2792, as Document # 202512004895, Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

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

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Sherra Gurman*  
Witness #1 Signature

*David J. Hajos*  
David J. Hajos

Sherra Gurman  
Witness #1 Printed Name

2622-B2NW 43rd St  
Gainesville, FL 32606  
Witness #1 Address

*Carlene Cross*  
Witness #2 Signature

Carlene Cross  
Witness #2 Printed Name

2622-B2 NW 43rd St.  
Gainesville FL 32606  
Witness #2 Address

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 1st day of May, 2025 by David J. Hajos, who  is/are personally known to me or who ( ) has/have produced \_\_\_\_\_ as identification.

*Sherra Gurman*  
Signature of Notary Public

Sherra Gurman  
Print, Type/Stamp Name of Notary

