

This Instrument Prepared By:

LAURA JEAN HOLLINGSWORTH
20010 SW Highway 441
High Springs, FL 32643

Inst: 202012004282 Date: 02/21/2020 Time: 2:03PM
Page 1 of 2 B: 1406 P: 400, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk

Parent Parcel ID Number: 04-7S-17-09886-000

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 21 day of February, 2020, between **LAURA JEAN HOLLINGSWORTH**, single women, whose mailing address is 20010 SW Highway 441, High Springs FL 32643, *grantor*, and Lindsey Nicole McKnight, *grantee*, a married woman and the grand-daughter of the grantor, whose mailing address is 20012 SW Highway 441, High Springs, FL 32643.

WITNESSETH: That said Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE ATTACHED CORRECTED EXHIBIT "A"

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

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

AND the Grantor hereby covenant with said Grantee that the Grantor are lawfully seized of said land in fee simple; that the Grantor have good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant 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, except taxes accruing subsequent to the 2019 tax year.

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

In the presence of:

[Signature]

Witness

Laurie Hodson

Print name

M. Garber

Witness

Melissa Garber

Print name

[Signature]
LAURA JEAN HOLLINGSWORTH

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21 day of February, 2020, by Laura Jean Hollingsworth who is personally known to me.

(Seal)



[Signature]
Notary Public, State of Florida

ATTACHED CORRECTED EXHIBIT "A"

(Corrected a description footage typo error on original recorded Book 1403 Page 624)

DESCRIPTION OF PARCEL "A" AS SHOWN ON SURVEY DATED 10/30/2019 BY BRITT SURVEYING & MAPPING, LLC. (L-26082)

Parent Parcel Number: 04-7S-17-09886-000

2.13 Acre Parcel Number: 04-7S-17-09886-004

A PART OF THE EAST $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, AND RUN S.01°01'31"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 93.78 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF US. HIGHWAY NO. 41 SAID POINT BEING IN A CURVE OF A CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 07°54'32"; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 534.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BY A CHORD BEARING AND A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 01°28'43"; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.87 FEET, SAID CURVE ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°15'22"E., 99.87 FEET; THENCE S.00°59'44"E., STILL ALONG SAID RIGHT-OF-WAY LINE, 84.44 FEET; THENCE S.89°29'30"W., 501.00 FEET; THENCE N.01°05'40"W., 182.65 FEET; THENCE N.89°18'07"E., 502.59 FEET TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES, MORE OR LESS.