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9/19/90

REC. 030
DOC. 185
INT. 00

This Instrument Prepared By
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Attorneys at Law
307 North Harward Street
Lake City, Florida 32056

BK 0733 PG 0152

OFFICIAL RECORDS

CORRECTIVE WARRANTY DEED
OFFICIAL RECORDS

THIS WARRANTY DEED made this 9th day of October,
1990 by JAMES MURPHY, JR., a resident of Hardee County, Florida
(herein "Grantor") to LENORA ANN COOPER (Social Security number:
[REDACTED]), whose post office address is Post Office Box 3622,
Lake City, Florida 32056-3622 (herein "Grantee"):

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN
AND NO/100 (\$10.00) DOLLARS and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, releases, conveys and confirms unto the
Grantee, all that certain land situate in Columbia County,
Florida viz:

A parcel of land lying in the SW 1/4 of the SE 1/4 of Section
20, Township 4 South, Range 17 East, more particularly
described as follows: Commence at the NE corner of said SW
1/4 of the SE 1/4 and run S 88°45'14" W along the North
line thereof, 222.66 feet for a POINT OF BEGINNING; thence
S 3°07'06" W 209.34 feet; thence S 88°45'14" W 209.34 feet;
thence N 3°07'06" E 209.34 feet to a point on said North line
of said SW 1/4 of the SE 1/4; thence N 88°45'14" E along said
North line 209.34 feet to the POINT OF BEGINNING.

ALSO

A parcel of land lying in the SW 1/4 of the SE 1/4 of Section
20, Township 4 South, Range 17 East, more particularly
described as follows: Commence at the NE corner of said SW
1/4 of the SE 1/4 and run S 88°45'14" W along the North line
of said SW 1/4 of the SE 1/4, a distance of 13.32 feet to the
Westerly maintained right-of-way line of a county graded
road; thence S 3°07'06" W along said Westerly right-of-way
line 209.34 feet; thence S 88°45'14" W 209.34 feet to the
POINT OF BEGINNING; thence S 3°07'06" W 209.34 feet; thence
S 88°45'14" W 209.34 feet; thence N 3°07'06" E 209.34 feet;
thence N 88°45'14" E 209.34 feet to the POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive easement for ingress
and egress over and across parcel of land lying 15 feet on
either side of a center line described as follows: Commence
at the Northeast corner of SW 1/4 of SE 1/4, Section 20,
Township 4 South, Range 17 East, and run S 88°45'14" W along
the North line of said SW 1/4 of SE 1/4, a distance of 13.32
feet to the Westerly maintained right-of-way line of a county
graded road; thence S 3°07'06" W 433.68 feet to a point;
thence run N 88°45'14" E a distance of 33 feet to the
Easterly maintained right-of-way line of said county graded
road, and the point of commencement of said line; thence run
S 88°45'15" W a distance of 451.68 feet to the termination
point of said line.

DOCUMENTARY STAMP .55
INTANGIBLE TAX 0
P. DeWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY P. DeWitt Cason

OFFICIAL RECORDS

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N.B. This deed is executed and delivered for the purpose of correcting an error in the legal description contained in Warranty Deed dated September 1, 1989, from Grantor to Grantee, which was recorded in Official Records Book 695, page 676, public records, Columbia County, Florida.

TAX PARCEL NO. 20-48-17-08622-001

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, except taxes accruing subsequent to December 31, 1989.

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:

Connie R. Nelson

James Murphy, Jr. (SEAL)

Witnesses

90-12416

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of October, 1990 by JAMES MURPHY, JR., a resident of Hardee County, Florida.

(NOTARIAL
SEAL)

Connie R. Nelson
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 26, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS