

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
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Lake City, Florida 32025
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Inst: 201812013349 Date: 06/28/2018 Time: 2:05PM
Page 1 of 2 B: 1363 P: 1239, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.00

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED, made and executed this 28 day of June, 2018, by and between RUBY SEPULVEDA, an unmarried woman, 149 SW Byron Court, Fort White, Florida 32038, Grantor(s), and ANGELITA MERCEDES SEPULVEDA, 149 SW Byron Court, Fort White, Florida 32038, Grantee,

W I T N E S S E T H :

That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid by the Grantee to the Grantor(s), the receipt and sufficiency whereof are hereby acknowledged, the Grantor(s) has granted, bargained and sold to the Grantee, and the Grantee's assigns forever, the following-described real property, situate, lying and being in Columbia County, Florida:

Grantor's Life Estate Interest in the following-described parcel of real property: A part of the SW ¼ of the SE ¼ of Section 6, Township 7 South, Range 16 East, being more particularly described as follows: Commence at the SE Corner of said SW ¼ of the SE ¼ and run thence S 87° 43' 24" W, along the South line of said SW ¼ of the SE ¼, a distance of 205.68 feet to the POINT OF BEGINNING; thence continue S 87° 43' 24" W, still along said South line, 208.44 feet; thence N 02° 16' 36" W, 392.28 feet; thence N 87° 43' 24" E, 208.44 feet; thence S 02° 16' 36" E, a distance of 392.28 feet to the POINT OF BEGINNING. Columbia County, Florida. Containing 1.88 acres, more or less, subject to existing road right-of-way off the South side thereof.

N.B.: This description is per a re-survey of lands within the property described in that certain Warranty Deed recorded in Official Records Book 1329, page 1708, public records of Columbia County, Florida.

SUBJECT TO restrictions, easements and outstanding mineral rights of record, if any, and taxes after December 31, 2016.

N.B.: Grantee is a blood relative, to-wit: daughter, of Grantor.

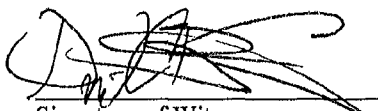
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

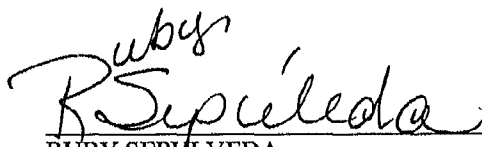
And the Grantor(s) does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all parties whomsoever.

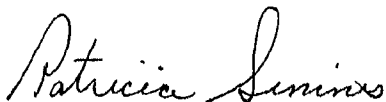
IN WITNESS WHEREOF, the Grantor(s) has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In Presence of:


Signature of Witness

David C. Braun
Printed/Typed Name of Witness


RUBY SEPULVEDA (SEAL)


Signature of Witness

Patricia Simms
Printed/Typed Name of Witness

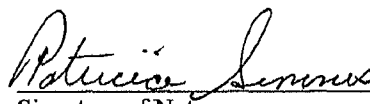
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Warranty Deed was acknowledged before me by RUBY SEPULVEDA, to me
_____ personally known OR ☒ known after production of FL Drivers Licence
_____ as identification, and who DID NOT take an oath, , this 28 day of June,
2018.

(Seal if any)



Patricia Simms
COMMISSION # GG221371
EXPIRES: May 23, 2022
Bonded Thru Aaron Notary


Signature of Notary

Patricia Simms
Printed/Typed Name of Notary
Notary Public, State of Florida at Large
Serial No. if any: _____
Commission Expires: May 23, 2022