

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3898VB

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CORRECTIVE WARRANTY DEED

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

This indenture made the 29th day of March, 2021 between **Randall D. Markham, a Single Man**, whose post office address is **1583 Northwest Nash Road, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **David L. Ward and Kathyleen J. Ward, Husband and Wife**, whose post office address is **3735 SE Country Club Road, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND THE EAST RIGHT OF WAY LINE OF SE COUNTRY CLUB ROAD, AND RUN S 01°14'10" E ALONG THE EAST RIGHT OF WAY LINE OF SE COUNTRY CLUB ROAD A DISTANCE OF 2000.64 FEET TO THE POINT OF BEGINNING; THENCE RUN S 87°56'57" E, 175.29 FEET; THENCE RUN S 01°14'10" E, 248.50 FEET; THENCE RUN N 87°56'57" W, 175.29 FEET TO THE EAST RIGHT OF WAY LINE OF SE COUNTRY CLUB ROAD; THENCE RUN N 01°14'10" W, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 248.50 FEET TO THE POINT OF BEGINNING.

N.B. The purpose of this deed is to correct an error in the legal description recorded in OR Book 1420, Page 2263 in Columbia County, Florida.

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

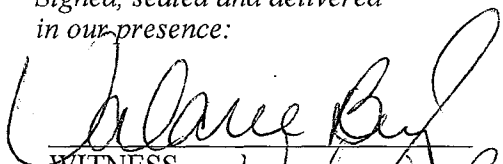
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


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

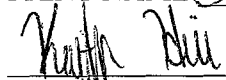
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims 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:*

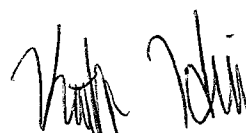

WITNESS
PRINT NAME: Chalene Bern


Randall D. Markham


WITNESS
PRINT NAME: Kaitlyn Hill

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 29th day of March, 2021, Randall D. Markham, who is/are personally known to me or has/have produced DUL as identification.



Signature of Notary Public

