

PREPARED BY & RETURN TO:

Name: ASHLEY RIGGS

Address: 211 SW COUNT COURT
LAKE CITY, FL 32025

Parcel No.: 09101-003

Inst: 202512000477 Date: 01/08/2025 Time: 12:43PM
Page 1 of 1 B: 1530 P: 2756 James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 8TH day of JANUARY, 2025, by **ASHLEY RIGGS**, hereinafter called the Grantor, to **ASHLEY RIGGS**, whose post office address is, 211 SW COUNT COURT, LAKE CITY, FL 32025, **RONDA SUMMERLIN** and **DUANE SUMMERLIN**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose post office address is 490 SW SEVILLE PL. LAKE CITY, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situated in County of Columbia, State of Florida, viz:

LOT 3, LILLIAN ACRES, A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 34, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THIS CORRECTIVE WARRANTY DEED IS TO CORRECT THAT CERTAIN WARRANTY DEED RECORDED IN OR BOOK 1519, PAGE 914, IN THE COLUMBIA COUNTY PUBLIC RECORDS.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

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:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W DUVAL ST. LAKE CITY, FL 32055

Ashley Riggs L.S.
Name: ASHLEY RIGGS
Address: 211 SW COUNT COURT, LAKE CITY, FL 32025

Stephan Fanning
Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST. LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of JANUARY, 2025, by ASHLEY RIGGS, who is personally known to me or who has produced FL DRIVING LICENSE as identification.



Stephan Fanning
Signature of Notary
Printed Name: STEPHAN FANNING
My commission expires: