

Prepared by and Return to:
Cynthia King
VyStar Title Agency
76 South Laura Street, 5th Floor, Jacksonville, FL 32202
File Number: 201010
Parcel ID No: 07-4S-17-08110-002

Corrective Quit Claim Deed

The purpose of this deed is to correct number of witnesses and marital status of grantor for the Deed recorded in Book 1402, Page 2387, in the Official Records of Columbia County, Florida on 01/08/2020.

Made this 7 day of April, 2020, between **Cora J. Phillips, a single woman** whose post office address is: **11526 NW 43rd Circle Ocala FL 34482** hereinafter call the grantor, and **Christopher M. Phillips, a single man** whose post office address is **558 Southwest Hideaway Dr, Lake City, FL 32025**, hereinafter called the grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Columbia County, Florida, viz:

SEE ATTACHED EXHIBIT A

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness signature

Witness Printed Name Amy Hendrieth

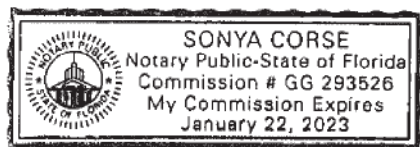
[Signature]
Witness signature

Witness Printed Name Reagan Davis

State of FL
County of Duval

[Signature] (Seal)
Cora J. Phillips
Address: 11526 NW 43rd Circle Ocala FL 34482

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4-7-2020, by **Cora J. Phillips**, who is personally known to me or who has produced valid FL ID as identification.



[Signature]
Notary Public
Print Name: Sonya corse
My Commission Expires: 1-22-2023

EXHIBIT A

A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF HOLLY HILL AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 147-148 OF SAID COUNTY, THENCE RUN NORTH 89 DEGREES 25 MINUTES 57 SECONDS WEST, 410.08 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 09 DEGREES 58 MINUTES 25 SECONDS WEST, 42.31 FEET; THENCE NORTH 80 DEGREES 16 MINUTES 00 SECONDS WEST, 541.26 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 00 SECONDS EAST 237.99 FEET; THENCE SOUTH 80 DEGREES 16 MINUTES 10 SECONDS EAST, 542.26 FEET; THENCE SOUTH 09 DEGREES 58 MINUTES 25 SECONDS WEST, 195.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 20 OF HOLLY HILL, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 147 AND 148 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN NORTH 76 DEGREES 15 MINUTES 32 SECONDS WEST, 161.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 19 MINUTES 49 SECONDS WEST, 433.51 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 00 SECONDS WEST, 142.28 FEET; THENCE SOUTH 28 DEGREES 25 MINUTES 47 SECONDS WEST, 288.83 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 08 SECONDS WEST, 331.86 FEET; THENCE SOUTH 09 DEGREES 58 MINUTES 25 SECONDS WEST, 361.67 FEET; THENCE SOUTH 85 DEGREES 17 MINUTES 42 SECONDS WEST, 89.92 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 15 SECONDS WEST, 710.94 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 45 SECONDS EAST, 59.87 FEET; THENCE SOUTH 80 DEGREES 16 MINUTES 00 SECONDS EAST 738.16 FEET; THENCE NORTH 09 DEGREES 58 MINUTES 25 SECONDS EAST, 328.97 FEET; THENCE NORTH 18 DEGREES 50 MINUTES 08 SECONDS EAST, 341.54 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 47 SECONDS EAST, 289.40 FEET; THENCE NORTH 19 DEGREES 54 MINUTES 00 SECONDS EAST, 133.84 FEET; THENCE NORTH 12 DEGREES 19 MINUTES 49 SECONDS EAST, 551.35 FEET; THENCE NORTH 17 DEGREES 14 MINUTES 09 SECONDS EAST, 93.23 FEET; THENCE NORTH 34 DEGREES 55 MINUTES 15 SECONDS EAST, 59.90 FEET; THENCE NORTH 42 DEGREES 04 MINUTES 23 SECONDS EAST, 172.58 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF BURNETT ROAD, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 60.25 FEET; THENCE SOUTH 42 DEGREES 04 MINUTES 23 SECONDS WEST, 174.36 FEET, MORE OR LESS; THENCE SOUTH 34 DEGREES 55 MINUTES 15 SECONDS WEST, 46.82 FEET; THENCE SOUTH 17 DEGREES 14 MINUTES 09 SECONDS WEST, 81.32 FEET; THENCE SOUTH 12 DEGREES 19 MINUTES 49 SECONDS WEST, 119.25 FEET TO THE POINT OF BEGINNING.