

PREPARED BY & RETURN TO:

Name: WHITNEY STEPHENS

Address: 20010 S US HWY 441
HIGH SPRINGS, FL 32643

Parcel ID No.: A PART OF R09886-000

Inst: 202312003325 Date: 02/27/2023 Time: 10:02AM
Page 1 of 2 B: 1495 P: 990, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy ClerkDoc Stamp Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 27TH day of FEBRUARY, 2023, by LAURA JEAN HOLLINGSWORTH, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to WHITNEY STEPHENS, GRANDDAUGHTER OF GRANTOR, whose post office address is 20010 S US HIGHWAY 441, HIGH SPRINGS, FL 32643, hereinafter called the Grantee:

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 Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

See Attached Exhibit A

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST THE 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 2023 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 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 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, 2023.

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:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Laura J Hollingsworth
Name: LAURA JEAN HOLLINGSWORTH L.S.
Address: 20010 SW HIGHWAY 441, HIGH SPRINGS, FL 32643

Mary Ann Tomlinson
Witness Signature
Printed Name: Mary Ann Tomlinson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27TH day of FEBRUARY, 2023, by LAURA JEAN HOLLINGSWORTH, who is personally known to me or who has produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

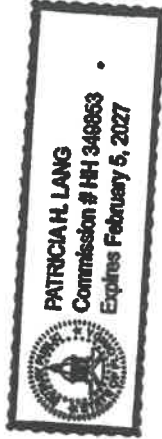


EXHIBIT "A"

A PART OF THE EAST ½ OF THE NE ¼ OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, AND RUN S.01°01'31"E., ALONG THE EAST LINE THEREOF, A DISTANCE OF 93.78 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 SAID POINT BEING IN A CURVE OF A CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 07°54'32"; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 534.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.04°26'15"W., 533.75 FEET; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 01°28'43"; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.87 FEET, SAID CURVE ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°15'22"E., 99.87 FEET; THENCE S.00°59'44" E., STILL ALONG SAID RIGHT-OF-WAY LINE, 84.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°59'44" E., 183.87 FEET; THENCE S89°18'07" W., 500.67 FEET; THENCE N.01°05'40"W., 185.53 FEET; THENCE N. 89°29'30" E., 501.00 FEET TO THE POINT OF BEGINNING.