

Filing # 144807171 E-Filed 03/01/2022 11:59:20 AM

**IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT,
IN AND FOR COLUMBIA COUNTY, FLORIDA**

IN RE: ESTATE OF

**SHARON LEE LANGFORD
A/K/A SHARON L. HOWE
A/K/A SHARON HOWE LANGFORD**

PROBATE DIVISION

File No. 2022-60-CP

Division Probate

Deceased.

**AMENDED ORDER OF SUMMARY ADMINISTRATION AND
FOR DETERMINATION OF HOMESTEAD STATUS OF REAL PROPERTY**

On the petition of Barbara A. Howe for summary administration and for determination of homestead status in the estate of Sharon Lee Langford a/k/a Sharon L. Howe a/k/a Sharon Howe Langford, deceased, the court finding that the decedent died on August 27, 2019, that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated April 5, 2019, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration, and that the original *Order of Summary Administration and for Determination of Homestead Status* (entered by this Court on February 25, 2022) contained an error in the address and relationship of the beneficiary, the Court amends its order to correct only these items and finds that:

1. The decedent died testate and was domiciled in Columbia County, Florida;
2. The decedent was survived by a spouse who has waived his interest in homestead and the estate and the decedent was not survived by a minor child;
3. Decedent's homestead is validly devised.
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that:

1. The following described property (the "Property")
See **EXHIBIT A** for legal description.

constituted the protected homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

2. The Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

Barbara A. Howe	9271 SW 183 rd Terrace	Daughter - 100% interest
	Palmetto Bay, Florida 33157	

3. Pursuant to the decedent's *Last Will and Testament*, the following assets of the decedent transfer as follows:

Name	Address	Asset, Share or Amount
Barbara A. Howe	9271 SW 183 rd Terrace Palmetto Bay, Florida 33157	Columbia County Homestead Parcel ID No.:10-7S-17-09974-321 (37031) with MH (VIN FLFLV70A25045GH21) See Exhibit A for Legal Description Columbia County Parcel ID No.: 10-7S-17-09974-301(37020) with 1993 MH (VIN: GAFLP07A27090BM) See Exhibit B for Legal Description VIN 2003 Chevy Pickup Truck [REDACTED]

4. Those to whom specified assets of the decedent's estate are distributed by this order have the right to receive and collect those assets, and to maintain actions to enforce their rights.

5. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's estate distributed to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED in chambers, Columbia County, Florida, on March 1, 2022.



Digitally signed by
Judge Melissa Gates Olin
Date: 2022.03.01
10:16:18 -05'00'

The Honorable Melissa G. Olin
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing *Amended Order of Summary Administration and for Determination of Homestead Status* has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on this 1st day of _March, 2022, to the following:

John J. Kendron, Esq.
jjk@rkkattorneys.com
mad@rkkattorneys.com



2022.03.01
10:39:36 -05'00'

Judicial Assistant

Beginning at the northwest corner of the SE 1/4 of the SW 1/4 of section 10, township 7 south, range 1 east, Columbia county, Florida and run thence S 1°55'49"E along the west line of said SE 1/4, 35.12 feet; thence S 89°12'45" W 381.0 feet to the west line of addendum acres, 1/4, 35.12 feet; thence S 89°12'45" W 381.0 feet to plat book 5, page 553, 29 and 3A of said addendum acres of Columbia county, Florida, thence N 1°55'53" W along said east line of said addendum acres, 111.33 feet; thence N 89°12'45" E 360.76 feet to the 10 east line of the 1/4 of SW 1/4 of section 10, thence S 89°12'45" W along said west line, 51.45 feet to the point of beginning, west 20 feet of said lands, being subject to an easement for ingress and egress, maintaining 1.11 acres, more or less.

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COCUDIA COUNTY, FLORIDA AND RUN THENCE S 1° 59' 49" E ALONG THE WEST LINE OF SAID DOCKWOOD ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 35 AND 36, TO THE NORTHEAST CORNER OF LOT 1 OF DOCKWOOD ACRES, THERE N 1° 52' 35" E ALONG THE EAST LINE OF SAID DOCKWOOD ACRES, 1140.22 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID DOCKWOOD ACRES, AND THE POINT OF BEGINNING OF SAID LINE, THENCE N 1° 52' 35" E ALONG THE EAST LINE OF TERMINATION.

[illegible]

Together with a 1997 Gree mobile home Identification No.: FLFLV70A25045GH21

Parcel Identification No.: 10-7S-17-09974-321 (37031)

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°59'49"E., ALONG THE WEST LINE OF SAID SE 1/4 OF SW 1/4, 544.78 FEET; THENCE S.89°11'23"W., 382.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF "DOGWOOD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 39 & 39A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.01°52'55"W., ALONG THE EAST LINE OF SAID "DOGWOOD ACRES", 636.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°52'55"W., 392.60 FEET; THENCE N.88°31'12"E., 379.85 FEET; THENCE S.01°59'52"E., 396.62 FEET; THENCE S.89°07'25"W., 380.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.44 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 20 FOOT EASEMENT DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET IN WIDTH BEING 20 FEET TO THE EAST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°59'49"E., ALONG THE WEST LINE OF SAID SE 1/4 OF SW 1/4, 544.78 FEET; THENCE S.89°12'46"W., 382.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF "DOGWOOD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 39 & 39A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE POINT OF BEGINNING OF SAID LINE; THENCE N.01°52'55"W., ALONG THE EAST LINE OF SAID "DOGWOOD ACRES", 1140.22 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID "DOGWOOD ACRES" AND THE POINT OF TERMINATION.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 5 OF "DOGWOOD ACRES" AS PER PLAT BOOK 6, PAGES 39 AND 39A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN N.88°21'56"E., 550.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 341.46 FEET AND AN INCLUDED ANGLE OF 33°59'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 202.55 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 281.46 FEET AND AN INCLUDED ANGLE OF 24°33'10"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 166.95 FEET TO THE POINT OF SAID CURVE; THENCE N.88°23'15"E., 665.86 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 232.34 FEET AND AN INCLUDED ANGLE OF 26°55'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 109.21 FEET TO THE POINT OF SAID CURVE FOR AN ARC DISTANCE OF 109.21 FEET TO THE POINT OF SAID

CURVE; THENCE S.64°40'50"E., 884.69 FEET TO THE P.C. OF A CURVE
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.18 FEET AND AN
INCLUDED ANGLE OF 63°05'25"; THENCE SOUTHEASTERLY ALONG THE ARC
OF SAID CURVE 62.96 FEET TO THE POINT OF SAID CURVE; THENCE
S.01°35'25"E., 128.47 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4;
THENCE N.88°24'35"E., ALONG SAID NORTH LINE 140.00 FEET; SAID POINT
BEING 60.00 FEET N.88°24'35"E., OF THE NE CORNER OF SAID SE 1/4 OF SW 1/4
AND THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A
RADIUS OF 263.33 FEET AND AN INCLUDED ANGLE OF 62°33'59"; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE 287.55 FEET TO THE
POINT OF SAID CURVE; THENCE N.64°40'50"W., 884.70 FEET TO THE P.C. OF A
CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 292.34 FEET
AND AN INCLUDED ANGLE OF 26°55'55"; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE 137.41 FEET TO THE POINT OF SAID CURVE;
THENCE S.88°23'15"W., 665.86 FEET TO THE P.C. OF A CURVE CONCAVE TO
THE SOUTHEAST HAVING A RADIUS OF 341.46 FEET AND AN INCLUDED
ANGLE OF 33°59'12"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE, 202.55 FEET TO THE POINT OF REVERSE CURVE OF A CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 281.46 FEET AND AN
INCLUDED ANGLE OF 33°59'12"; THENCE SOUTHWESTERLY ALONG THE
ARC OF SAID CURVE, 166.96 FEET TO THE POINT OF SAID CURVE; THENCE
S.88°21'56"W., 550.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S.
HIGHWAY 441; THENCE S.01°52'55"E., ALONG SAID EAST RIGHT-OF-WAY
LINE, 60.00 FEET TO THE POINT OF BEGINNING.

Together with a 1993 Flee mobile home Identification No.: GAFLP07A27090BM

Parcel Identification No.: 10-7S-17-09974-301 (37020)

EXHIBIT B