

Prepared by and Return to:  
Debbie G. Moore  
Bankers Title of the Nature Coast, Inc.  
471 SW SR 247, Suite 111  
Lake City, Florida 32025

File Number: 19-101

Inst: 201912010272 Date: 05/03/2019 Time: 7:49AM  
Page 1 of 2 B: 1383 P: 2118, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: PT  
Deputy ClerkDoc Stamp-Deed: 0.70

## Corrective Warranty Deed

This Corrective Warranty Deed made this April 28<sup>th</sup>, 2019 A.D.

By **JERRY P. OGBURN and his wife, JAMIE M. CARGO**, whose post office address is: 5850 County Road 601, Hanceville, Alabama 35077, hereinafter called the grantor(s),

to **RED NED LYNCH, LLC, a North Carolina limited liability company and MICHELE R. DENOFF**, whose post office address is: 2903 SW Pinemount Road, Lake City, Florida 32024, hereinafter called the grantee(s):

(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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

**SEE ATTACHED "SCHEDULE A"**

Parcel ID Number: 08-4S-16-02816-033

N.B. This Corrective Warranty Deed is given by Grantor to Grantee to correct a scrivener's error in Grantee's name as set forth in that certain Warranty Deed dated May 25, 2018, recorded in Official Records Book 1361, page 171, public records of Columbia County, Florida from RNL, LLC to RED NED LYNCH, LLC, as filed with the Secreary of State of North Carolina on May 15, 2001, ID Number 0591196.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

**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:

C. E. Moseley  
Witness Signature  
Witness Printed Name Chad Moseley

JERRY P. OGBURN (Seal)  
JERRY P. OGBURN  
Address: 5850 County Road 601, Hanceville, AL 35077

David J. Logan  
Witness Signature  
Witness Printed Name David J. Logan

JAMIE M. CARGO (Seal)  
JAMIE M. CARGO  
Address: 5850 County Road 601, Hanceville, AL 35077

State of Alabama  
County of Calhoun

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2019, by JERRY P. OGBURN and JAMIE M. CARGO, who is/are personally known to me or who has produced Driver License as identification.

Debra Marlar Evans  
Notary Public  
Print Name: Debra Marlar Evans

My Commission Expires: \_\_\_\_\_

My Commission Expires  
February 29, 2020

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### **"Schedule A"**

#### **PARCEL 1**

A part of the NW 1/4 of Section 8, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the SW corner of Lot 1 of "WESTBEND ESTATES" as per plat thereof recorded in Plat Book 5, Page 68 of the Public Records of Columbia County, Florida and run thence N 88°20'22" E, along the South line of said "WESTBEND ESTATES," 604.14 feet; thence N 01°59'38" W, 223.85 feet to a point on the South right-of-way line of State Road No. 252, said point being on a curve of a curve to the left, having a radius of 868.51 feet, an included angle of 04°04'58" and a chord length of 61.88 feet; thence run Northeasterly, along the arc of said curve, 61.89 feet; thence S 01°59'38" E, 645.32 feet; thence S 88°20'02" W, 664.85 feet to the West line of said Section 8; thence N 01° 53' 36" W, along said West line, 406.08 feet to the point of beginning.

#### **PARCEL 2**

Lot 3, WESTBEND ESTATES, according to the plat thereof as recorded in Plat Book 5, Page 68 of the Public Records of Columbia County, Florida.