

THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO
Messer Caparello, PA
2618 Centennial Place
Tallahassee, Florida 32308

RE PARCEL ID #: 00-00-043-010-09003-000

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made this 20th day of June, 2021, by Janshaw Properties, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whether one or more, and whose address is 210 Tucker Springs Road, Sopchoppy, FL 32358, to Reaghall Investments, Inc., a Florida corporation hereinafter referred to as Grantee, whether one or more, and whose address is 7999 Lochknoll Lane, Tallahassee, FL 32312,

(Wherever 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Wakulla, State of Florida to wit:

PARCEL 2:

LOTS 34 AND 35, BLOCK 23, WAKULLA GARDENS UNIT THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 1992 SOUT MOBILE HOME, VIN #: SSDAL2351

THIS DEED IS BEING RECORDED TO ADD THE MOBILE HOME INFORMATION THAT WAS INADVERTANTLY MISSING FROM THE DEED RECORDED IN OR BOOK 1204, PAGE 501, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

SUBJECT TO taxes accruing subsequent to December 31, 2020.

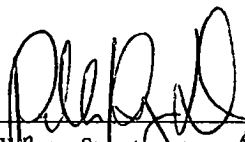
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

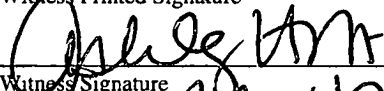
Signed, sealed and delivered in our presence:



 Witness Signature

Priscilla Pagan-Diaz

 Witness Printed Signature

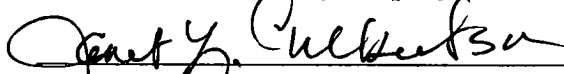


 Witness Signature

Ashley Holt

 Witness Printed Signature

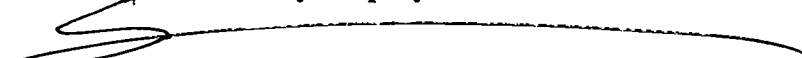
JANSRAW PROPERTIES, LLC
 a Florida limited liability company



By: Janet L. Culbertson

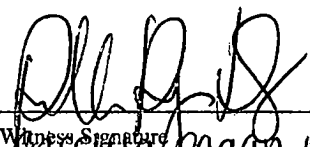
As Its: Manager

JANSRAW PROPERTIES, LLC
 a Florida limited liability company



By: Shawn M. Culbertson


As Its: Manager



 Witness Signature

Priscilla Pagan-Diaz

 Witness Printed Signature



 Witness Signature

Ashley Holt

 Witness Printed Signature

STATE OF FLORIDA
 COUNTY OF LEON

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2021, by Janet L. Culbertson and Shawn M. Culbertson, as Managers for Janshaw Properties, LLC, a Florida limited liability company, who ☒ is personally known to me or who ☐ has produced _____ as identification.



 Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: _____

