

THIS INSTRUMENT PREPARED BY AND RETURN TO
KATHRYN PLOUFFE

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-050-191-09892-B16**

Space Above This Line For Recording Data

THIS CORRECTIVE WARRANTY DEED, made the 29th day of June, 2023 by **TERRI TUZENEW**, an unmarried woman and surviving spouse of **L. ROBERT TUZENEW**, herein called the grantor, to **TERRI TUZENEW, AN UNMARRIED WOMAN**, whose post office address is **48 NOAH COURT, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee.

(Wherever used herein the terms "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 00/100'S (\$10.00) Dollars 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 WAKULLA County, State of Florida, viz..

See Exhibit "A" attached hereto and by reference made a part hereof

THIS DEED IS GIVEN FOR THE PURPOSE OF CORRECTING THE ERRONEOUS LEGAL DESCRIPTION IN DEED DATED APRIL 10, 2013, RECORDED IN OFFICIAL RECORDS BOOK 907, PAGE 825, PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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, and hereby 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, 2022

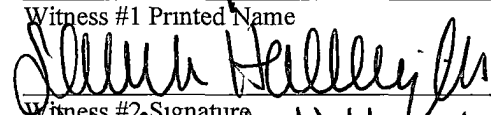
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of



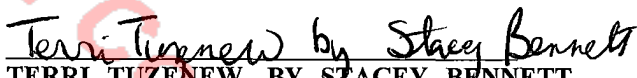
Witness #1 Signature
KATHRYN PLOUFFE

Witness #1 Printed Name



Witness #2 Signature
Savannah Hollington

Witness #2 Printed Name

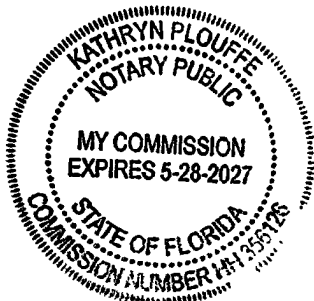


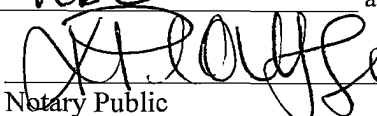
TERRI TUZENEW, BY STACEY BENNETT,
HER ATTORNEY IN FACT
48 NOAH COURT, CRAWFORDVILLE, FL 32327
Her AIF

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29th day of June, 2023 by STACEY BENNETT, AS ATTORNEY IN FACT FOR TERRI TUZENEW who is personally known to me or has produced FIDC as identification

SEAL





Notary Public

Printed Notary Name

EXHIBIT "A"

Lot 16, WAKULLA RANCHETTES, more particularly described as follows:

Commence at the Southwest corner of Lot 50 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 16 degrees 15 minutes 27 seconds West 147.37 feet to a concrete monument on the Northerly right-of way of U. S. Highway No. 98 (State Road No. 30), thence run North 72 degrees 42 minutes 58 seconds East along said Northerly right of way 1655.47 feet to a point of curve to the right, thence continue along said Northerly right of way and along said curve with a radius of 11591.20 feet thru a central angle of 03 degrees 20 minutes for an arc distance of 674.35 feet, the chord of said arc being North 74 degrees 22 minutes 58 seconds East 674.25 feet, thence run North 76 degrees 02 minutes 58 seconds East along said Northerly right of way 298.87 feet to the intersection with the Westerly right of way of State Road No. 365, thence run North 03 degrees 16 minutes 07 seconds East along said westerly right of way 1551.04 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 72 degrees 36 minutes 46 seconds West 1180.99 feet, thence run North 16 degrees 15 minutes 27 seconds West 302.51 feet, thence run North 72 degrees 36 minutes 46 seconds East 1289.05 feet to the Westerly right of way of said State Road No. 365, thence run South 03 degrees 16 minutes 07 seconds West along said Westerly right of way 323.23 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Southwest corner of Lot 50 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 16 degrees 15 minutes 27 seconds West 147.37 feet to the Northerly right-of-way boundary of U.S. Highway No. 98, thence run North 72 degrees 42 minutes 58 seconds East along said right-of-way boundary 1655.47 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 11591.20 feet thru a central angle 03 degrees 20 minutes 00 seconds for an arc distance of 674.35 feet, thence run North 76 degrees 02 minutes 58 seconds East along said right-of-way boundary 298.87 feet to the intersection with the Westerly right-of-way boundary of State Road No. 365, thence run North 03 degrees 16 minutes 07 seconds East along said Westerly right-of-way boundary 1551.04 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 72 degrees 36 minutes 46 seconds West 1180.99 feet to a concrete monument, thence run North 16 degrees 15 minutes 30 seconds West 302.51 feet to a concrete monument, thence run North 72 degrees 36 minutes 46 seconds East 404.01 feet, thence run South 16 degrees 15 minutes 30 seconds East 284.51 feet, thence run North 72 degrees 36 minutes 46 seconds East 783.41 feet to the Westerly right-of-way boundary of said State Road No. 365, thence run South 03 degrees 16 minutes 07 seconds West along said right-of-way boundary 19.24 feet to the POINT OF BEGINNING containing 3.13 acres, more or less.