

Prepared by and return to:  
Joseph R. Boyd, Esq.  
Attorney at Law  
Tallahassee Title Group, LLC  
1407 Piedmont Drive East  
Tallahassee, FL 32308  
850-580-2222  
File Number: Rogers.Shivar

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# Corrective Warranty Deed

**This Warranty Deed** made this 17th day of July, 2013 between **David Carl Shivar and Michael Carl Shivar and Benjamin David Shivar and Sharon Diane Shivar Miller n/k/a Sharon Shivar Linton and Lisa Stewart and John Jason Stewart** whose post office address is **2335 Ryan Place, Tallahassee, FL 32309**, grantor, and **Russell T. Rogers** whose post office address is **5502 W. Jackson St., Pensacola, FL 32506**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 12-5S-03W-063-00801-000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.  
Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

The purpose of this Corrective Warranty Deed include the Exhibit "A" Legal Description that was inadvertently unattached to that certain Warranty Deed recorded in O.R. Book 904, Page 414, of the Public Records of Wakulla County, Florida.

**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, 2012**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

David C. Shivar (Seal)  
David Carl Shivar

Michael Carl Shivar (Seal)  
Michael Carl Shivar

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

Benjamin David Shivar (Seal)  
Benjamin David Shivar

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

Sharon Shivar Linton (Seal)  
Sharon Shivar Linton

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

Lisa Stewart (Seal)  
Lisa Stewart

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

John Jason Stewart (Seal)  
John Jason Stewart

Monique Jackson  
Witness Name: Monique Jackson

Jamie Temple  
Witness Name: Jamie Temple

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by David Carl Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M Jackson  
Notary Public

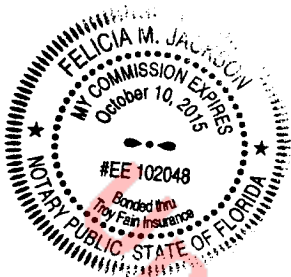
Printed Name: \_\_\_\_\_

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

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by Michael Carl Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M Jackson  
Notary Public

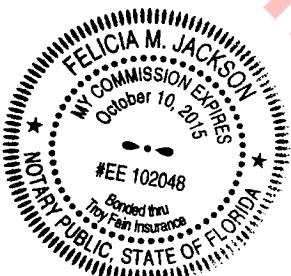
Printed Name: \_\_\_\_\_

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

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by Benjamin David Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M Jackson  
Notary Public

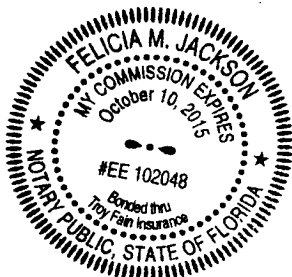
Printed Name: \_\_\_\_\_

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

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by Sharon Shivar Linton, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M Jackson  
Notary Public

Printed Name: \_\_\_\_\_

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

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by Lisa Stewart, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M. Jackson  
Notary Public

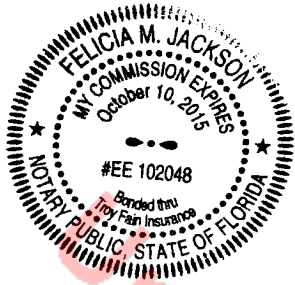
Printed Name: \_\_\_\_\_

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

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by John Jason Stewart, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felicia M. Jackson  
Notary Public

Printed Name: \_\_\_\_\_

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

Unofficial Copy

## Schedule A, Continuation Page

Commence at the Northwest corner of Section 3, Township 5 South, Range 3 West, and run thence North 89 degrees 59 minutes East along the North line of said Section 3, 3,208.38 feet to the centerline of State Road No. 375, thence run South 41 degrees 35 minutes East along said centerline 8,682.90 feet to the extension of the East right-of-way line of Cherokee Drive North 42 degrees 57 minutes 40 seconds East 1,220.65 feet to the South right-of-way line of Seminole Lane, thence along said right-of-way line of Seminole Lane as follows: South 77 degrees 59 minutes 20 seconds East 427.06 feet, thence South 44 degrees 03 minutes 40 seconds East 278.18 feet, thence South 16 degrees 56 minutes 40 seconds East 285.10 feet to a point of curve with a radius of 207.26 feet and a central angle of 51 degrees 30 minutes 50 seconds for an arc distance of 186.34 feet to the point of tangency, thence South 68 degrees 27 minutes 30 seconds East 280.46 feet to a point of curve with a radius of 132.60 feet and a central angle of 74 degrees 02 minutes 30 seconds for an arc distance of 167.11 feet to a point of tangency, thence North 37 degrees 30 minutes East 389.82 feet thence North 30 degrees 54 minutes East 530.70 feet to a point of curve, from said pint of curve run in a Northerly direction along a curve with a radius of 348.74 feet and a central angle of 32 degrees 00 minutes for an arc distance of 194.17 feet to a point of tangency, from said point of tangency run thence North 1 degrees 06 minutes West 251.7 feet, thence North 23 degrees 14 minutes 40 seconds East 420.3 feet, thence North 41 degrees 1 minutes 20 seconds East 379.9 feet, thence North 14 degrees 57 minutes 40 seconds East 341.18 feet thence run North 3 degrees 14 minutes 25 seconds East 319.16 feet to a point of curve with a radius of 269.01 feet and a central angle of 40 degrees 47 minutes thence run Northerly along said curve an arc distance of 190.38 feet to the point of tangency, thence run North 37 degrees 32 minute 35 seconds West 528.45 feet thence run North 31 degrees 54 minutes 25 seconds West 352.36 feet thence run North 12 degrees 49 minutes 35 seconds West 338.15 feet to a point of curve thence along said curve to the left having a central angle of 42 degrees 06 minutes 40 seconds and a radius of 259.72 feet for an arc distance of 189.77 feet to a point of tangency, thence North 54 degrees 56 minutes 15 seconds West 513.0 feet thence North 45 degrees 51 minutes 45 seconds West 615.26 feet thence North 57 degrees 33 minutes 15 seconds West 204.42 feet, thence run North 42 degrees 24 minutes 45 seconds West 303.09 feet, thence run North 74 degrees 17 minutes 15 seconds West 288.39 feet to a point of curve with a central angle of 36 degrees 29 minutes 30 seconds and a radius of 227.50 feet, thence Westerly along said curve for an arc distance of 143.72 feet to the point of tangency, run thence South 69 degrees 13 minutes 15 seconds West 7.0 feet to the Point of Beginning. Thence continue South 69 degrees 13 minutes 15 seconds West 80.0 feet, thence run North 20 degrees 46 minutes 45 seconds West 206.7 feet to a point on the Southerly bank of the Sopchoppy River, thence Easterly along said river bank 140 feet more or less to a point on said river bank, thence run South 8 degrees 46 minutes 45 seconds East 249.8 feet to the Point of Beginning. Said tract being designated as Lot 80, Wakulla County, Florida.