

RECORD AND RETURN TO GRANTEE ✓

Book: **2178**  
Page: **0813**  
Rec: **04/03/2003**  
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File# **200320821**  
James B. Jett  
Clerk Of Courts  
Clay County, FL  
FEE: **\$15.00**  
DOC: **\$0.70**



3  
This Instrument Prepared By:  
Jeffrey D. Smith, Attorney at Law  
Clifford B. Newton, P.A.  
10192 San Jose Blvd.  
Jacksonville, FL 32257

Parcel Identification Number:  
42-04-008814-242-41

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**CORRECTIVE WARRANTY DEED**  
(Individual)

**THIS CORRECTIVE WARRANTY DEED** is made and executed as of the 3rd day of July, 1997, by **JOHN A. MONTANA and JANE ANN MONTANA, husband and wife**, hereinafter called the "Grantor", whose address is 518 Meadow Ridge Drive, Tallahassee, FL 32312, to **JAMES R. BECK and SHERYL L. BECK, husband and wife**, hereinafter called the "Grantee", whose address is: 595 Glasgow Court, Orange Park, FL 32073.

**WITNESSETH:**

**THAT THE GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, convey, alien, remise, release and confirm unto the Grantee, all that certain land situate in Clay County, Florida, being described as follows:

**SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

Subject to: Taxes and assessments for 1997 and subsequent years; covenants, restrictions and easements of record; and all applicable zoning ordinances.

**AND THE GRANTOR DOES HEREBY FULLY WARRANT** the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid.

This Deed is being executed and delivered for the purpose of correcting the legal description which was erroneously set forth on Exhibit A in that certain deed recorded in Official Records Book 1665, page 1873, of the public records of Clay County, Florida.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date set forth above.

(1) John A. Montana  
JOHN A. MONTANA  
(1) Jane Ann Montana  
JANE ANN MONTANA

Signed, sealed and delivered  
in the presence of:

(2) [Signature]  
Signature of 1<sup>st</sup> witness

LEIGH GRAHAM  
Printed name of 1<sup>st</sup> witness

(3) Kelly A. Barfoot  
Signature of 2<sup>nd</sup> witness

Kelly A. Barfoot  
Printed name of 2<sup>nd</sup> witness

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 2003, by John A. Montana and Jane Ann Montana, husband and wife, who are [ ] personally known to me or who [X] produced m535-461-40137-0 m535-441-40702-0 as identification.

(6) Kelly A. Barfoot  
Notary Public, State of Florida at Large

(8)  Kelly A Barfoot  
My Commission CC833361  
Expires May 5, 2003

My Commission expires: (7) May 5, 2003

NOTE TO CLERK: THIS INSTRUMENT IS A TITLE CORRECTION DEED THAT IS EXEMPT FROM DOCUMENTARY STAMP TAXES. PROPER DOCUMENTARY TAXES WERE PAID AND AFFIXED TO THE DEED RECORDED IN O.R. BOOK 1665, PAGE 1873 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

# Exhibit A

A PARCEL OF LAND SITUATED IN SECTION 42, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 8, LOCH RANE, UNIT 4, ACCORDING TO PLAT BOOK 17, PAGES 24, 25 AND 26, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 77° 02' 53" WEST, 107.35 FEET; THENCE NORTH 67° 55' 50" WEST, 230.00 FEET; THENCE SOUTH 22° 04' 10" WEST, 204.65 FEET; THENCE NORTH 67° 55' 50" WEST, 365.13 FEET; THENCE NORTH 41° 50' 48" WEST, 355.08 FEET; THENCE NORTH 34° 54' 12" EAST, 261.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 34° 54' 12" EAST, 235.00 FEET; THENCE NORTH 55° 05' 48" WEST, 220.00 FEET; THENCE ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, RUN A CHORD DISTANCE OF 42.43 FEET, THE BEARING OF SAID CHORD BEING SOUTH 79° 54' 12" WEST; THENCE SOUTH 34° 54' 12" WEST, 27.09 FEET; THENCE ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, RUN A CHORD DISTANCE OF 21.21 FEET, THE BEARING OF SAID CHORD BEING SOUTH 14° 11' 55" WEST; THENCE ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 50.0 FEET, RUN A CHORD DISTANCE OF 54.07 FEET, THE BEARING OF SAID CHORD BEING SOUTH 26° 13' 38" WEST; THENCE SOUTH 31° 02' 22" EAST, 256.64 FEET TO THE POINT OF BEGINNING.