

Prepared by and return to:
JOHN H. EDEN IV, ESQ.
FL Bar No. 0910449
P.O. Box 2755
Inverness, Florida 34451-2755
Phone: (352) 726-1224

CORRECTIVE TRUSTEE'S WARRANTY DEED

THIS INDENTURE made this 7th day of ~~September~~ October, 2015, between **ANGELA SERGENT**, as **Successor Trustee of the SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003**, Grantor, whose address is 145 N. Horse Prairie Rd., Inverness, FL 34450, to **ANGELA SERGENT**, Grantee, whose address is 145 N. Horse Prairie Rd., Inverness, FL 34450.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged; and having the full power and authority to sell, transfer and convey real property contained in the **SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003**, as evidenced by that Trustee's Affidavit previously recorded in O.R. Book 2691, Page 683, public records of Citrus County, Florida, has granted, bargained and sold to the Grantees, and Grantees' heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

THIS DEED IS SUBJECT TO THE FOLLOWING:

1. REAL ESTATE TAXES FOR THE YEAR 2015 AND ALL SUBSEQUENT YEARS.
2. SUBJECT TO RESTRICTIONS AND COVENANTS OF RECORD AND EASEMENTS AS SHOWN ON PLAT.

PROPERTY APPRAISER'S TAX I.D. NO. _____.

THIS DEED IS BEING RECORDED TO ADD THE LEGAL DESCRIPTION FOR THE DEED RECORDED MAY 27, 2015 IN OR BOOK 2691, PAGE 684, PUBLIC RECORD OF CITRUS COUNTY FLORIDA

Grantor acknowledges and attest that the above-described parcel of land is non-homestead property.

THIS INSTRUMENT PREPARED BY SCRIVENER BASED UPON INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness as to Grantor

Grantor:

Carol Lynn Lee
Sign

Angela Sargent
ANGELA SERGENT, as Trustee of the SERGENT FAMILY REVOCABLE LIVING TRUST, DATED 4/14/2003

Carol Lynn Lee
Print

Carol Dryden
Sign

CAROL DRYDEN
Print

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 7th day of ~~September~~ ^{October}, 2015, by ANGELA SERGENT, as Successor Trustee of the SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003, as Grantor, who has produced FL DL as identification / or who is personally known to me.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



CORA LYNN LEE
Notary Public, State of Florida
My Comm. Expires June 16, 2018
Comm. No. FF 123958

Cora Lynn Lee
Notary

EXHIBIT "A"

LEGAL DESCRIPTION

The N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes; AND

The S $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes; AND

The N $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes; AND

The S $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes; AND

The N $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes; AND

The S $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, Citrus County, Florida; LESS AND EXCEPT the West 30 feet thereof, reserved for road right-of-way purposes.