

Prepared by:
Annette Carr, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

File Number: 20-0483

Corrective Warranty Deed

Made this 6th day of August, 2020 A.D. By

Leonard J. Foster and Ruby B. Foster, Individually and as Co-Trustees of The Leonard J. Foster Revocable Living Trust dated January 19, 2004 as to an undivided 1/2 interest AND Ruby B. Foster and Leonard J. Foster, Individually and as Co-Trustees of the Ruby B. Foster Revocable Living Trust under Declaration of Trust dated January 19, 2004, as to an undivided 1/2 interest, inafter called the grantor, to

Bergpark Ventures, LLC, a Nebraska Limited Liability Company, whose post office address is 13809 Research Blvd., Suite 500, Office 93387, Austin, Texas 78750, hereinafter called the grantee:

(Whenever 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Citrus County, Florida, viz:

Lot 8, Block 30, CRYSTAL MANOR UNIT 2, according to plat thereof as recorded in Plat Book 8, Page 112, of the Public Records of Citrus County, Florida.

Parcel ID Number: 17E17S200220 00300 0080

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

This deed is being given to correct that certain Warranty Deed recorded in ORB 3067, Page 310, of the Public Records of Citrus County, Florida, wherein the Grantee's name was misspelled.

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, 2019.

Prepared by:
Annette Carr, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

File Number: 20-0483

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: [Signature]
Witness Printed Name: Gwendolyn Adams

[Signature] (Seal)
Leonard J. Foster, Individually and as Co-Trustees of **The Leonard J. Foster Revocable Living Trust dated January 19, 2004**
Address: 1581 NW 96 Ave., Plantation, FL 33322-4231

Witness #2 Sign: [Signature]
Witness Printed Name: Delms Chance

[Signature] (Seal)
Ruby B. Foster, Individually and as Co-Trustees of **The Leonard J. Foster Revocable Living Trust dated January 19, 2004**
Address: 1581 NW 96 Ave., Plantation, FL 33322-4231

Witness #1 Sign: [Signature]
Witness Printed Name: Gwendolyn Adams

[Signature] (Seal)
Leonard J. Foster, Individually and as Co-Trustees of **The Ruby B. Foster Revocable Living Trust dated January 19, 2004**
Address: 1581 NW 96 Ave., Plantation, FL 33322-4231

Witness #2 Sign: [Signature]
Witness Printed Name: Delms Chance

[Signature] (Seal)
Ruby B. Foster, Individually and as Co-Trustees of **The Ruby B. Foster Revocable Living Trust dated January 19, 2004**
Address: 1581 NW 96 Ave., Plantation, FL 33322-4231

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 6th day of August, 2020, by Leonard J. Foster and Ruby B. Foster, Individually and as Co-Trustees of The Leonard J. Foster Revocable Living Trust dated January 19, 2004 as to an undivided 1/2 interest AND Ruby B. Foster and Leonard J. Foster, Individually and as Co-Trustees of the Ruby B. Foster Revocable Living Trust under Declaration of Trust dated January 19, 2004, as to an undivided 1/2 interest, who is/are personally known to me or who has produced _____ as identification.

AFFIX NOTARY SEAL:



SHERRIA RAGIN-SIMMONS
Commission # GG 976553
Expires April 6, 2024
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Print Name: SHERRIA RAGIN-SIMMONS
My Commission Expires: APRIL 6, 2024