

Prepared by:
Michael J. Heath, Esq.
167 108th Avenue
Treasure Island, FL 33706

Return to:
Naomi Wakano, Trustee
3149 Hiraoka Street
Lihue, HI 96766

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made and executed this 11 day of June 2021 between Naomi Wakano, an unmarried woman, as the "grantor," and Naomi Wakano, as Trustee of the Darren T. Wakano and Naomi Wakano Self-Trusted Trust dated December 10, 1999*, F/B/O Naomi Wakano, as the "grantee," whose mailing address is 3149 Hiraoka Street, Lihue, HI 96766.

**as thereafter may have been amended and/or restated.*

(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)

W I T N E S S E T H:

That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to grantee, her heirs, and assigns forever the following described land, situate, lying and being in **Citrus** County, Florida, to wit:

Lot 4, Block 1574, CITRUS SPRINGS UNIT 22, according to the Plat thereof, recorded in Plat Book 7, Pages 93 through 109, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2189436

****This deed is being recorded to correct the error in the legal description contained in that certain deed recorded in Official Records Book 3154, Page 1662.***

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 grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.


The trustee named herein is vested with full rights of ownership over the above-described real estate including "the power and authority either to protect, conserve, and to sell or to lease, or to encumber, or to otherwise to manage and dispose of the real property described" above as per section 689.071, Florida Statutes.

This instrument was prepared at the request of the X Grantor or Grantee, by X Grantor or Grantee's counsel, Law Offices of Michael J. Heath, PA, without the benefit the of a title search, exam, or title insurance. The parties hereby acknowledge that we fully understand the importance of the proper vesting of title to real property. Further, the parties herein agree to indemnify and hold harmless Law Offices of Michael J. Heath, PA. from any loss or damage concerning the way title is vested on this deed and any tax consequences as a result of this transfer. The parties to this deed should also update any property insurance carrier as a result of this transfer. If applicable, and the subject property has a mortgage on it, this transfer could trigger the due on sale and transfer clause, and the parties are aware of the risk associated. Lastly, this transfer could preclude the Grantee from making a claim against the Grantor's title insurance policy, if any policy exists.

This is the Grantor's Florida Constitutional Homestead property.

IN WITNESS WHEREOF, grantors have set their hand and seal the day and year first above written.

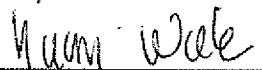
Signed, sealed, and delivered in the presence of these witnesses:



Witness #1 Signature

BRAYDEN DASAY
Witness #1 Name Printed


Witness #2 Signature

Jeziel Cadiz
Witness #2 Name Printed



Naomi Wakano, Grantor
3149 Hiraoka Street
Lihue, HI 96766

Date: 6/11/21 # Pages: 2
Name: NICHOLAS RICCIARDI *gyl*
Doc. Description: CORRECTIVE
WARRANTY DEED

Notary Signature
NOTARY CERTIFICATION

STATE OF HAWAII

COUNTY OF KAUAI

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by physical presence on this 11th day of June, 2021 by Naomi Wakano, who has produced HAWAII DL as identification. [AFFIX SEAL BELOW]


NOTARY PUBLIC
NICHOLAS RICCIARDI
MY COMMISSION EXP: 12/09/21

