

PREPARED BY AND RETURN TO:

Thomas M. VanNess, Jr., Esq.
VanNess & VanNess, P.A.
1205 North Meeting Tree Blvd.
Crystal River, FL 34429

Tax Parcel I.D. No.: 18E17S100230 16790 0310, 18E17S100230 16790 0320,
18E17S100230 16680 0230, 18E17S100230 16680 0240, 18E17S100230 16990 0080,
And 18E17S100230 17000 0130

Note to recorder: Minimum documentary stamps are paid in connection with this deed as this deed represents a conveyance made to cure a title defect arising out of a typographical error in the legal description of a previously recorded deed.

CORRECTIVE WARRANTY DEED

(This Corrective Warranty Deed is being recorded to correct the legal description attached as Schedule A to the Warranty Deed dated and recorded on March 4, 2022 in OR Book 3260, Page 292 in the Public Records of Citrus County, Florida.)

THIS CORRECTIVE WARRANTY DEED made the 27 day of April, 2022, by Patricia VanNess, a married woman, hereinafter called the Grantor, to Montyce VanNess, Thomas M. VanNess, III, and Branden T. VanNess, as tenants in common, whose post office address is 5090 SE 193rd Place, Inglis, FL 34449, mail tax bills to 5090 SE 193rd Place, Inglis, FL 34449, hereinafter called the Grantees:

(Whenever used herein the terms "Grantor" and "Grantees" 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, remise, releases, conveys and confirms unto the Grantees all that certain land situated in Citrus County, State of Florida, viz:

See Schedule A attached hereto and incorporated herein by reference.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to all easements, reservations, restrictions and encumbrances of record, if any.

This document was prepared from information furnished by Grantor. No survey or examination of title was requested by Grantee, and no survey or title examination has been made on the subject property by preparer.

The property herein conveyed does not constitute the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that 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; and hereby 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, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lynn M. Stoppelli
Name: Lynn M. Stoppelli

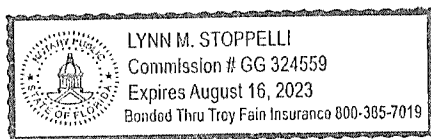
Patricia VanNess
Patricia VanNess
5634 North Lecanto Hwy.
Beverly Hills, FL 34465

Brenda Thompson-LeShane
Name: Brenda Thompson-LeShane

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2022, by Patricia VanNess, who is personally known to me, or has produced a driver's license (issued by a state of the United States) as identification, or has produced other identification, to wit:

Lynn M. Stoppelli
Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)



SCHEDULE A

Lot 20, Block 1768 of CITRUS SPRINGS UNIT 23, a Subdivision according to the Plat thereof, recorded in Plat Book 7, Page 115-133 of the Public Records of Citrus County, Florida;

And

Lot 21, Block 1768 of CITRUS SPRINGS UNIT 23, a Subdivision according to the Plat thereof, recorded in Plat Book 7, Page 115-133 of the Public Records of Citrus County, Florida;

And

Lot 1, Block 962 of CITRUS SPRINGS UNIT 16, a subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 145-150 of the Public Records of Citrus County, Florida;

And

Lot 2, Block 962 of CITRUS SPRINGS UNIT 16, a subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 145-150 of the Public Records of Citrus County, Florida;

And

Lot 23, Block 614, Citrus Springs Unit 9, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 61 through 66, inclusive, of the Public Records of Citrus County, Florida;

And

Lot 13, Block 1599 of CITRUS SPRINGS UNIT 22, a Subdivision, according to the Plat thereof, recorded in Plat Book 7, Page(s) 93-109, of the Public Records of Citrus County, Florida.