

Prepared by:
Matthew Thomas and Duane Vanderwerf
Return (and send tax bills) To:
Duane Vanderwerf
4180 S Olbek Pt
Homosassa, FL 34446

Parcel ID:
18E19S29 4D000 00C0

CORRECTIVE DEED

This CORRECTIVE DEED (this "Deed"), is dated as of the date set forth below, and is made between Barbara P. Thomas, a single person, residing at 7012 Ponderosa Dr. Tampa, FL, 33637 party of the first part ("Grantor"), and Duane Vanderwerf Jr and Ashley Vanderwerf, husband and wife, residing at 4180 S Olbek Pt, Homosassa, FL 34446 party of the second part ("Grantee"). and is for the purpose of correcting that certain Deed (the "Erroneous Deed") dated 23rd day of July, 2022 made by Grantor in favor of Grantee and recorded on 07/27/2022 in the Official Records of Citrus County, Florida, as Instrument No. 2022052738 Bk: 3306 Pg: 440.

Grantor and Grantee acknowledge and agree that the Erroneous Deed requires correction, in that the Erroneous Deed contained "Inaccurate signature field, Missing Witness Signatures", and that this Corrective Deed is intended to effectuate such needed correction:

Full Legal Description Applied

This Corrective Deed relates to the deed conveying the real property and improvements thereon and appurtenances thereto, if any, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

Dated: 09/08/2022

Exhibit A

GENERAL WARRANTY DEED

This Warranty Deed, made on the 23rd day of July, 2022, by and between Barbara P. Thomas, a single person, residing at 7012 Ponderosa Dr. Tampa, FL, 33637 party of the first part ("Grantor"), and, Duane Vanderwerf Jr and Ashley Vanderwerf, husband and wife, residing at 4180 S Olbek Pt, Homosassa, FL 34446 party of the second part ("Grantee").

WITNESSETH, that the said Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to it paid by the said Grantee (the receipt of which is hereby acknowledged) does by these presents, GRANT, BARGAIN, and SELL, and convey and confirm, unto said Grantee and its successors and assigns the following-described real property, lying, being and situate in the County of Citrus and State of Florida, to wit:

A) Parcel ID: 18E19S29 4D000 00B0

Location/Address of the Property: 4140 S. Olbek Pt, HOMOSASSA, FL 34446

Est Acreage: 1.1

Legal Description: LOT F----COM AT SW

COR OF NE 1/4 OF NW 1/4 OF SEC 29-19-18, TH N 0 DEG 21 M 08
S W AL W LN OF SD NE 1/4 OF NW 1/4 448.66 FT TO POB, TH N
0DEG 21M 08S W 245.27 FT TO S LN OF N 630 FT OF W 200 FT OF
SD NE 1/4, TH N 88DEG 16M 31S E AL SD S LN 200.06 FT, TH S
0 DEG 21M 08S E 245.30 FT, TH S 88 DEG 17M 04S W 200.06 F T
TO POB TOG WITH EASM OF REC DESC IN OR BK 1223 PG 501 & OR
BK 1797 PG 668

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year above written.

[Signature]
Signature of Witness #1

George Moriarty
Print Name of Witness #1

[Signature]
Signature of Witness #2

Gloria Bird
Print Name of Witness #2

Barbara P. Thomas
Signature of Grantor #1

Barbara P. Thomas
Print Name of Grantor #1

Signature of Grantor #2

Print Name of Grantor #2

[Signature]
Signature of Grantee #1

Ivare Vanderwerf
Print Name of Grantee #1

[Signature]
Signature of Grantee #2

Ashley Vanderwerf
Print Name of Grantee #2

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 8th September day of 2022, by means of Physical presence, by Barbara Thomas, who produced a valid Florida Driver License as identification.
(Notary Seal Below)



REBECCA L. SEEGER
Notary Public
State of Florida
Comm# HH240465
Expires 6/13/2026

Rebecca L. Seeger
Signature of Notary Public

Rebecca L. Seeger
Print, Type/Stamp Name of Notary