

This document prepared by/return to:

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Parcel ID: 17E19S360270 0980

**CORRECTIVE QUITCLAIM DEED
(Enhanced Life Estate)**

THIS CORRECTIVE QUITCLAIM DEED made and executed this November 7, 2022, between Karen M. Hofmann, an unmarried person, whose mailing address is 6534 Fairweather Drive, Anchorage, AK 99518, hereafter called the Grantor, to Karen M. Hofmann, an unmarried person, whose mailing address is 6534 Fairweather Drive, Anchorage, AK 99518, hereafter called the Grantee, a life estate, without any liability for waste, for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. The right without joinder or consent of the remaindermen, with full power and authority to sell, lease, convey, encumber by mortgage, pledge, lien or otherwise manage or dispose in whole or in part, grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the remainderman, the property described below in fee simple, with or without consideration, and to keep absolutely any and all proceeds derived therefrom, as Grantee in her sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantee shall have the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the remainderman may possess under this deed. Remainderman shall hold a remainder interest in the property described herein and upon the death of the Grantee, if the property described herein has not been previously disposed of prior to Grantee's death, all right and title to the property remaining, shall fully vest in Karen Sever, an unmarried person, whose mailing address is 1930 South Melanie Drive, Homosassa, FL 34448, a fifty percent (50%) interest and in Anthony Nappo, a married person, whose mailing address is 1930 South Melanie Drive, Homosassa, FL 34448, a fifty percent (50%) interest, as tenants in common, subject to such liens and encumbrances existing at that time.

WITNESSETH: That the Grantee, for and in consideration of the sum of TEN AND NO/100 DOLLARS (10.00) and other good and valuable consideration to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, their successors, heirs and assigns, forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

LEGAL DESCRIPTION

Tract 98, GREEN ACRES ADDITION No. 7; said tract being designated in accordance with the plat of said addition as the same appears of record in Plat Book 9, Page(s) 23 through 29, inclusive of the Public Records of Citrus County, Florida.

With a street address of 1930 South Melanie Drive, Homosassa, FL 34448.

THIS CORRECTIVE QUITCLAIM DEED corrects the spelling of remainderman, Anthony Nappo contained in the original Quitclaim Deed recorded at Book 3325 Page 0344.

Subject to current taxes, encumbrances, easements, restrictions, reservations and limitations of record, if any. This deed was prepared without benefit of a title search or examination.

The terms of this Enhanced Life Estate Deed specifically do not provide for any present possessory rights for the above remaindermen.

Any subsequent deed or conveyance by the Grantee shall automatically cancel this deed and, specifically, terminate any rights, legal or equitable, given to the remaindermen herein.

This property is NOT THE HOMESTEAD of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the property.

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 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Executed on November 7, 2022.

Signed in the presence of:

Sign: Michael E. Schouen Karen M. Hofmann
Print Witness Name: MICHAEL E. SCHOUEN Karen M. Hofmann
Witness 6534 Fairweather Drive, Anchorage, AK 99518

Sign: [Signature]
Print Witness Name: Alex Rasmussen
Witness

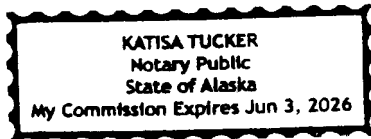
STATE OF ALASKA

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COUNTY OF ANCHORAGE MUNICIPALITY

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by Karen M. Hofmann, who is personally known to me or has produced Alaska Drivers License (state type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on November 7, 2022.



[Signature]
State of Alaska - Notary Public