

After Recording Return To  
Citrus Springs Community Preservation Trust  
7717 Louetta Road #11666  
Spring, TX 77391

## Corrective Warranty Deed

Made this **July 13, 2023** A.D. by **Autumn T Deloatche, an unmarried woman**, whose address is, 373 W Parrot Pl, Citrus Springs, Florida 34434, hereinafter called the Grantor, to **Citrus Springs Community Preservation Trust, R.L. Maggiore, as Trustee, a Land Trust (an executory trust)**, hereinafter called the Grantee shall have full Trustee powers and authority as described in the attached **Affidavit of Land Trust – Exhibit "A"**, made a part hereof by reference

(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 5, Block 525, Citrus Springs Unit 5, according to the Plat thereof, recorded in Plat Book 6, Page(s) 1 through 14, of the Public Records of Citrus County, Florida.**

Parcel ID Number: 1306949

**THIS DEED IS BEING RECORDED TO CORRECT THE DEED RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, BOOK 3393 ON PAGE 2302 WHICH LACKED MARITAL STATUS OF THE GRANTOR AND REQUIRED AN ADDITIONAL WITNESS.**

**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, 2023, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantee herein takes subject to:

Mortgage recorded at **Deed Book 3336 Page 957**

**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*

*Anuket Benu El*

*[Signature]*

Witness 1 Signature  
Printed Name: Anuket Benu El

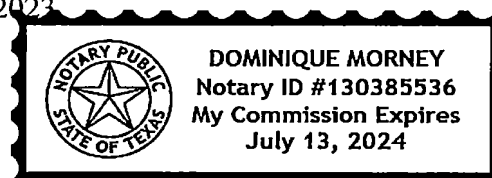
**Grantor: Autumn T Deloatche**  
373 W Parrot Pl, Citrus Springs, FL 34434

*[Signature]*

Witness 2 Signature  
Printed Name: Dominique Morney

Sworn to and described before me this 13<sup>th</sup> day of July, 2023

*[Signature]* (Seal)  
NOTARY PUBLIC



# AFFIDAVIT OF LAND TRUST – EXHIBIT " A "

## STATE OF FLORIDA COUNTY OF CITRUS

BEFORE ME, the undersigned authority, on this day personally appeared R. L. Maggiore, as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:  
**Citrus Springs Community Preservation Trust, created on the 7<sup>th</sup> day of July 2023**
2. The names of the currently acting Trustee is:  
**R. L. Maggiore, as Trustee**
3. The legal description of the real estate held by the Trust is:  
**Lot 5, in Block 525, of CITRUS SPRINGS UNIT 5, according to the Map or Plat thereof as recorded in Plat Book 6, Page(s) 1 through 14, inclusive Public Records of Citrus County, Florida**
4. The Trust mailing address is:  
**7717 Louetta Road #11666  
Spring, TX 77391**
5. The Trust is currently in full force and effect.
6. The Trustee's powers, duties and responsibilities are as per the Declaration of Trust and Land Trust Agreement dated the 7<sup>th</sup> day of July 2023, and the subsequent public records deed filing which shows the Trustee(s) name(s).
7. The signatory hereof is currently the acting Trustee of the Trust named herein.
8. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit: To purchase, improve, subdivide, manage and protect said real estate or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired to contract to renovate, to repair, to sell to grant options to purchase, to sell on any terms, to take back, foreclose and release mortgages, to convey either with or without consideration, to carry back financing to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title use or interest in or to said real estate or any part thereof, and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel
9. In no case shall any party dealing with Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written

authorization from the holder(s) of the power of direction of the Trust

10. **Any contract**, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of Trustee, in its own name as Trustee of an express trust and not individually and the Trustee has no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this affidavit. Any litigation arising in connection with the Trust document shall be adjudicated under the laws of the State of Florida. In the event any portion of the said Trust Agreement shall be found to be not supportable under Florida Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party, which may become law, shall be binding on both parties as if included therein.
11. **The interest** of each and every beneficiary under the Declaration of Trust and Land Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary has any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.
12. The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:  
**J. L. Flatebo, as Successor Trustee**
13. The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

**FURTHER AFFIANT SAYETH NOT.**


Signed, sealed and delivered in the presence of:

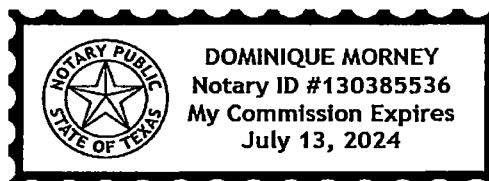
  
UNOFFICIAL WITNESS



AFFIANT: R. L. Maggiore, as Trustee

Sworn to and described before me this 13<sup>th</sup> day of July, 2023.

  
NOTARY PUBLIC (Seal)



This remote online notarization involved the use of audio/visual communication technology