

Prepared by and return to:

Tiffany Cavanaugh  
AMZ TITLE, LLC  
8381 N. Gunn Highway  
Tampa, FL 33626  
(813) 200-6130  
File No 24-6748

Parcel Identification No 17E19S100200 70010 0120  
Property: 8181 West Tracy Court, Homosassa, FL 34448

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
**\*\*CORRECTIVE DEED\*\***

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 7th day of October, 2024 between David N. Fortney, a married man, and Gregory J. Fortney, a married man, whose post office address is 3717 Shadyside Avenue, Ashtabula, OH 44004, Grantors, to Ronald L. Bennett and Kyleen J. Bennett, husband and wife, whose post office address is 8160 West Tracy Court, Homosassa, FL 34448, Grantees:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 12, Palmers Subdivision, an Unrecorded Re-subdivision of the North 1/2 of Block 6, Lots 6-10, of Block 7, Crystal Acres as shown in Plat Book 2, Page 119, Public Records of Citrus County, Florida, more completely described as follows: Lot 12: Commence at the Northeast corner of Lot 5, Block 7, Crystal Acres, as recorded in Plat Book 2, Page 119, Public Records of Citrus County, Florida, thence 2 degrees 10 minutes 35 seconds East along the East line of said Block 7 and along the East line of Block 6 of said Crystal Acres a distance of 340.18 feet, thence 88 degrees 03 minutes 50 seconds West 203.29 feet to the Point of Beginning, thence continue 88 degrees 03 minutes 50 seconds West 145.67 feet South 2 degrees 18 minutes 30 seconds East 170 feet, thence 88 degrees 03 minutes 50 seconds East 145.67 feet, thence North 2 degrees 18 minutes 20 seconds West 170 feet to the Point of Beginning. Subject to a 25 foot wide Easement along the South boundary thereof as road right of way.

**\*\* This Corrective deed is being re-recorded to correct spouse's name (Kyleen J. Bennett) not being added to title from warranty deed recorded 10/11/2024, Instrument #2024060126, OR Book 3507, page 1885. Doc Stamps were paid on the initial recoding with the Clerk of the Circuit Court of Citrus County.**

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 3717 Shadyside Avenue, Ashtabula, OH 44004.

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

**Subject to taxes for 2024** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.**

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan M. Rossette

Witness

Print Name: Susan M. Rossette

Address: 904 E 24th St  
Ashtabula, OH 44004

David E. Peterson

Witness

Print Name: David E. Peterson

Address: 5227 Ave. 166  
Ashtabula, Ohio 44004

David N. Fortney  
David N. Fortney

Gregory J. Fortney  
Gregory J. Fortney

STATE OF Ohio  
COUNTY OF Ashtabula

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7th day of October, 2024, by David N Fortney and Gregory J Fortney .

Susan M. Rossette

Signature of Notary Public

Susan M. Rossette

Print, Type/Stamp Name of Notary

Susan M. Rossette  
NOTARY PUBLIC  
State of Ohio  
Certificate # 2019-RE-764322  
My Commission Expires 1/15/2029

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: Dr. Lillian