

Prepared by:

Glen C. Abbott, Esq.
9030 W. Fort Island Trail, Ste. 11B
Crystal River, FL 34429
PARCEL ID NO. 18E18S24 1A000 0345
ALTERNATE KEY: 2399805

CORRECTIVE WARRANTY DEED
(To correct legal description in prior Deed dated
June 25, 2024, and recorded at Bk 3479, Page 2398)

THIS INDENTURE made this 30th day of October, 2024, between **DEBRA E. GRAHAM, a single woman**, whose mailing address is 391 W. Herndon Street, Hernando, Florida 34442, **GRANTOR**, to:

DEBRA E. GRAHAM, a single woman, GRANTEE/LIFE TENANT, whose mailing address is 391 W. Herndon Street, Hernando, Florida 34442, **A LIFE ESTATE**, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. **Upon the death of the life tenant**, the remainder, if any, to Grantor's son, **ROGER GRAHAM**, whose mailing address is 3595 N. Linda Point, Hernando, Florida 34442, **GRANTEE/REMAINDERMAN**.

WITNESSETH, that said Grantor, for and in consideration of the sum of LOVE AND AFFECTION, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:

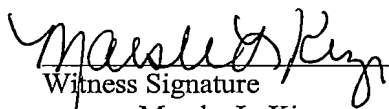
The South 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 18 South, Range 18 East, lying in Citrus County, Florida. Being the East 1/2 of the South 1/2 of Lot 34, SKYLAND MEADOW, an unrecorded subdivision. SUBJECT to a 25.00 foot wide easement across the South boundary thereof, for road right-of-way.

SUBJECT TO easements, restrictions and reservations of record.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

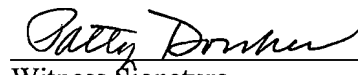
IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year first above-written.



Witness Signature
Marsha L. Kizer
Address: 9030 W. Fort Island Trail, Ste.11B
Crystal River, FL 34429



DEBRA E. GRAHAM



Witness Signature
Patty Dorsher
Address: 9030 W. Fort Island Trail, Ste.11B
Crystal River, FL 34429

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 30th day of October, 2024, by **DEBRA E. GRAHAM, a single woman**, who produced a Florida Driver's License as identification and did not take an oath.

My Commission Expires:



Notary Public

