

Prepared by and return to:

Tracy Kjos  
Red Door Title Group LLC  
111 West Main Street  
Suite 200  
Inverness, FL 34450  
(800) 314-9410  
File No 24-8980

Parcel Identification No 20E-19S-21-0020-02780-0120

(Space Above This Line for Data)

## CORRECTIVE WARRANTY DEED

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

This indenture made the 17<sup>th</sup> day of December 2024 between Keely Wesolowski f/k/a Keely Faith Quillen, whose post office address is 9439 East Beech Circle, Inverness, FL 34450, Grantor, to Kaylie Nichole Kegebein, a single woman, and K-Sea Blaze Quillen, a single man, as Joint Tenants with Rights of Survivorship, whose post office address is 1317 Emerson Street, Inverness, FL 34450, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lots 12 and 13, Block 278, INVERNESS HIGHLANDS SOUTH, according to the plat thereof recorded in Plat Book 3, Pages 51 through 66 of the Public Records of Citrus County, Florida

\*\*This deed is being given to correct scrivener's error in grantees vesting in deed recorded in OR BOOK 3491 Page 1324 of the Public Records of Citrus County.\*\*

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 9439 East Beech Circle, Inverness, FL 34450.

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.

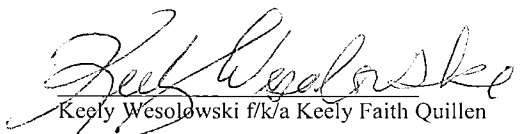
TO HAVE AND TO HOLD the same in fee simple forever.

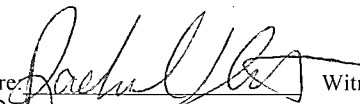
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

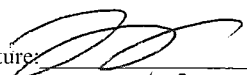
*\*\*Signature Page to Follow\*\**

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

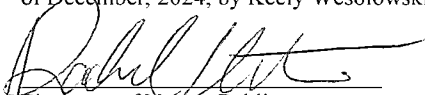
  
Keely Wesolowski f/k/a Keely Faith Quillen

Witness Signature:  Witness Address: 111 West Main St., Suite 200  
Inverness, FL 34450  
Witness Print: Rachael Hunter

Witness Signature:  Witness Address: \_\_\_\_\_  
Witness Print: Travis 111 West Main St., Suite 200  
Inverness, FL 34450

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 17<sup>th</sup> day of December, 2024, by Keely Wesolowski.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Drivers License  
Produced: \_\_\_\_\_

