

ATTACHMENT B

ENHANCED LIFE ESTATE WARRANTY DEED

THIS INSTRUMENT PREPARED BY/RETURN TO:

MICHAEL A. HOLLANDER, ESQ.
HOLLANDER LAW
225 NE 8TH AVENUE
OCALA, FL 34470

Property Appraisers Parcel Identification Number:
12839-001-00

CORRECTIVE DEED

THIS CORRECTIVE WARRANTY DEED is made to correct the Warranty Deed recorded on November 18, 2020, as File Number 2020124422 in Official Records Book 7317 at Pages 0656-0658, in public records of Marion County, Florida. Address of the remainderman was incorrect.

THIS WARRANTY DEED, executed on the 7 day of December, 2020, by **JUDITH E. ROMANI**, a single woman, whose post office address is 3781 NW 100th St., Ocala, FL 34475 herein referred to as the Grantor, and **JUDITH E. ROMANI**, a single woman, whose post office address is 3781 NW 100th St., Ocala, FL 34475 herein referred to as the Grantee, a life estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to **ROBERT DAVID TOTTEL**, a married man whose post office address is 15340 NW 65th Avenue Rd., Reddick, FL 32686.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby acknowledges, has granted, bargained, and sold to the Grantees, the following described land, situate, lying and being in MARION County, Florida:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, in fee simple forever.

AND the Grantor hereby covenants with 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 that the Grantor does hereby fully warrant the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

Whenever used herein the terms "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.

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IN WITNESSES WHEREOF, Grantor signed and sealed this warranty deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Andrea Broadbent
Andrea Broadbent, Witness

Judith E. Romani
JUDITH E. ROMANI, Grantor

Michael Hollander
Michael Hollander, Witness

STATE OF FLORIDA
COUNTY OF MARION

I hereby certify, that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared **JUDITH E. ROMANI**, known to be the person described in or who have produced a driver's license as identification and who did take an oath and who executed the foregoing instrument and she acknowledged before me that she executed same.

Witness my hand and official seal in the county and state last aforesaid this December 7, 2020.

Michael Hollander
NOTARY PUBLIC



MICHAELA HOLLANDER
Commission # GG 287210
Expires October 15, 2022
Bonded Thru Budget Notary Services

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SCHEDULE "A"

Begin at the NE corner of the West 1/4 of the SE 1/4 of the SW 1/4 of Section 2, Township 14 South, Range 21 East, Marion County, Florida, thence S. 00°03'15" E. along the East boundary of said West 1/4 of SE 1/4 of SW 1/4 a distance of 1313.23 feet to the South boundary of said Section 2, thence S. 89°55'04" E. along said South boundary a distance of 116.66 feet to a point of intersection with the Northerly right-of-way line of Anthony-Martin road, said point being on a curve concave Southeasterly having a radius of 1792.95 feet and a chord bearing of S. 76°00'49" W., thence along said right-of-way curve an arc distance of 647.96 feet to the point of tangency of said curve, thence continue along said Northerly right-of-way line S. 65°39'37" W. 1115.60 feet to the point of curvature of a curve concave Northwesterly having a radius of 1803.46 feet and a chord bearing of S. 78°15'48" W., thence along said right-of-way curve an arc distance of 793.39 feet to the point of tangency of said curve, thence continue along said Northerly right-of-way line N. 89°08'02" W. 46.93 feet, thence N. 02°24'16" E. 774.37 feet to the SW corner of the East 1/2 of the East 1/2 of the SE 1/4 of Section 3, Township 14 South, Range 21 East, thence N. 00°10'38" E. along the West boundary of said East 1/2 of East 1/2 of SE 1/4 a distance of 1311.90 feet, thence N. 89°55'54" E. 2304.82 feet to the Point of Beginning.

LESS AND EXCEPT:

Begin at the NE corner of the West 1/4 of the SE 1/4 of the SW 1/4 of Section 2, Township 14 South, Range 21 East, Marion County, Florida, thence S. 00°03'15" E. along the East boundary of said West 1/4 of SE 1/4 of SW 1/4 a distance of 1313.23 feet to the South boundary of said Section 2, thence S. 89°55'04" E. along said South boundary 116.66 feet to a point of intersection with the Northerly right-of-way line of Anthony-Martin road, said point being on a curve concave Southeasterly having a radius of 1792.95 feet and a chord bearing of S. 76°00'49" W., thence along said right-of-way curve an arc distance of 647.96 feet to the point of tangency of said curve, thence continue along said Northerly right-of-way line S. 65°39'37" W. 122.58 feet, thence N. 00°03'15" W. 1518.94 feet, thence N. 89°55'54" E. 620.56 feet to the Point of Beginning.

LESS AND EXCEPT:

Commence at the NE corner of the West 1/4 of the SE 1/4 of the SW 1/4 of Section 2, Township 14 South, Range 21 East, Marion County, Florida, thence S. 89°55'54" W. along the North boundary of said West 1/4 of SE 1/4 of SW 1/4 and the Westerly projection thereof 620.56 feet to the Point of Beginning, thence continue S. 89°55'54" W. 531.59 feet, thence S. 00°03'15" E. 1758.77 feet to the Northerly right-of-way line of Anthony-Martin Road, thence N. 65°39'37" E. along said Northerly right-of-way line 583.45 feet, thence N. 00°03'15" W. 1518.94 feet to the Point of Beginning.



Certified A True Copy of 3 page document this 9 day of 11 2024 GREGORY C. HARRELL Clerk of Court and Comptroller By [Signature] D.C.