

CORRECTED WARRANTY DEED

(Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.)

This deed is being filed to correct the missing joinder by spouse on the deed recorded on July 13, 2021, as Instr# 2021052262 in BK 4025 Page 1562 Public Records of Hernando County, Florida.

THIS INDENTURE, is made on March 20, 2025, between Joann Curiale, a married woman joined by her husband, Arthur Chirs Heer, of 8048 Epworth Drive, Brooksville, FL 34601, Hernando County, State of Florida, with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property herein described, as Grantor, and Joann Curiale, Trustee (including all Successor Trustees) of the Joann Curiale Trust dated June 3, 2021, including any amendments thereto, of 8048 Epworth Drive, Brooksville, FL 34601, Hernando County, State of Florida, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantee, has granted, bargained and sold the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever, the following described land, situate, lying and being in the County of Hernando, State of Florida:

Parcel Key: 01403779

Parcel #: R25 122 19 1305 0000 0120

Lot 12, Wesleyan Bible Conference Association, INC Phase II, according to the plat thereof, recorded in Plat Book 32, Page 15, of the Public Records of Hernando County, Florida

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

Grantor fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever with the exception of covenants, reservations, restrictions and easements of record, if any and taxes subsequent to.

This property is the homestead of the Grantor. Whose spouse has waived all homestead in a prenuptial agreement. By executing or joining this deed, I, Arthur Chirs Heer, intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

KARA EVANS, Attorney
5308 Van Dyke Road
Lutz, FL 33558

The Grantor hereby certifies that under the terms of the above-mentioned revocable living trust, Grantor retained and is entitled to the beneficial use and possession for life of all property transferred to the Trust, including any homestead property, for which Grantor shall have the benefit of any and all exemptions permitted at law.

Grantor acknowledges that this instrument has been prepared at Grantor's request and based solely upon information Grantor has provided; no independent title search has been made nor has any opinion of title been rendered by the preparer.

IN WITNESS WHEREOF, the Grantor and Trustee set their hand on the day and year first written above.

Signed and delivered in our presence:

Joann Curiale
Joann Curiale

Arthur Chirs Heer
Arthur Chirs Heer

Sandra M. Farley
Witness #1

Sherri A Borden
Witness #2

SANDRA FARLEY
Print Name Witness #1

Sherri A Borden
Print Name Witness #2

258 Mariner Blvd, Spring Hill, FL 34609
Print Address

258 Mariner Blvd, Spring Hill, FL 34609
Print Address

STATE OF FLORIDA
COUNTY OF HERANDO

I hereby certify that the foregoing deed was acknowledged before me on March 20, 2025, by Joann Curiale by means of physical presence or online notarization, who is personally known to me or who produced FL DL as proper identification and who executed the foregoing deed and by Arthur Chirs Heer by means of physical presence or online notarization, who is personally known to me or who produced FL DL as proper identification and who executed the foregoing deed.

NOTARY PUBLIC:

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY AND RETURN TO:
KARA EVANS, Attorney
5308 Van Dyke Road
Lutz, FL 33558

