

Prepared by and return to:

JoAnn Perry
412 S. Main Street
Brooksville, FL 34601-3340
352-279-2991

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Warranty Deed made this 17th day of **February**, **2021** between Lois J. Langworthy, sole surviving trustee of the Norval C. Langworthy, Sr., and Lois J. Langworthy Trust Agreement dates 5/29/02 whose post office address is **26304 Lake Lindsey Rd Brooksville, FL 34601**, grantor, and Cortez Investments Group, Ins. whose post office address is **412 S. Main St, Brooksville, FL 34601**, grantee:

(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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Harnando County, FL** to-wit:

TRACT 52, ISTACHATTA ACRES, an unrecorded subdivision, more particularly described as follows: The South 350 feet less 20 feet off the Westside of the W 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 20 East, Hernando County, Fl. LESS the South 25 feet for road right of way. Together with a 1999 Wind Double Wide Mobile, ID #10L26734X and 10L26734U

Subject to covenants, restrictions, easements of record and taxes for the current year.

This is a corrective Warranty Deed, given to correct that certain Warranty Deed filed 2/12/21 in OR Book 3952 Page 1223 to show the complete legal description.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

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:

Elizabeth Guckian
Witness Name: Elizabeth Guckian

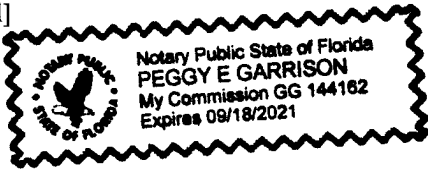
Tanya Rey
Witness Name: Tanya Rey

Lois J. Langworthy (Seal)
Lois J. Langworthy, sole surviving Trustee

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of FEBRUARY 2021 by LOIS J. LANGWORTHY, TRUSTEE, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Peggy E Garrison
Notary Public

Printed Name: Peggy E. Garrison

My Commission Expires: 09/18/2021