

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

JAMES M. PAINTER, ESQ.  
James M. Painter, P.A.  
1300 North Federal Highway, Suite 110  
Boca Raton, Florida 33432  
Phone: (561) 368-7775

Property Identification No.: 33390500013000000017.0

Deed: 27.00  
Doc. Stamps: Previously Paid

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**CORRECTIVE DEED IN LIEU OF FORECLOSURE**  
**THIS CORRECTIVE INSTRUMENT HAS BEEN PREPARED AND IS BEING**  
**RECORDED SO AS TO CORRECT THE NAME OF THE GRANTOR.**

THIS INDENTURE, made this 1<sup>ST</sup> day of DECEMBER, 2012, by and between WILLIAM CATAMBAY and RUTHANN REESE, as CO-TRUSTEES OF THE WILLIAM CATAMBAY AND RUTHANN REESE TRUST, U.T.D. FEBRUARY 21, 2008, whose post office address is 6770 Still Point Drive, Melbourne, Florida 32940, (hereinafter referred to as "GRANTOR"), and SOUTHEAST REAL ESTATE HOLDINGS, INC., a Florida corporation, whose post office address 2901 Clint Moore Road, #407, Boca Raton, Florida 33496 (hereinafter referred to as "GRANTEE").

**W I T N E S S E T H:**

That said GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does grant, bargain, sell and convey unto the aforesaid GRANTEE, its transferees, legal representatives, successors and assigns forever, the following described real property located in Indian River County, Florida, to wit:

Lot 17 of BELLA ROSA, according to the plat thereof, as recorded in Plat  
Book 23, Page 24, Public Records of Indian River County, Florida.

(hereinafter the "Property")

This deed is an absolute conveyance in full satisfaction and discharge of that certain debt secured by that certain mortgage dated February 15, 2008 and recorded on April 7, 2008, in Official Records Book 2255, at Page 822, of the Public Records of Indian River County, Florida, given by WILLIAM CATAMBAY and RUTHANN REESE to VILLAGE OAKS 80 REALTY, LLC, a Florida limited liability company (the "Mortgage") said Mortgage having been thereafter assigned to VP Communities, LLC, a Florida limited liability company pursuant to that certain assignment of mortgage dated February 15, 2008 and recorded on April 7, 2008 in Official Records Book 2255 at

Page 825, Public Records of Indian River County, Florida; and said Mortgage having once more been assigned by that certain assignment of mortgage bearing date September 15, 2010 from VP Communities, LLC to Southeast Real Estate Holdings, Inc., a Florida corporation, and recorded on March 31, 2011 in Official Records Book 2487 at Page 2153, Public Records of Indian River County, Florida. This deed is further intended as an absolute conveyance of complete title to the Property and is not intended as a security interest, mortgage, trust conveyance, or security of any kind in the Property. It is not intended that this deed operate to effect any merger of title in the Property with the still outstanding mortgage lien and security interest in the property held by GRANTEE, it being specifically intended that such right and interests of GRANTEE in the above-described Property shall survive the execution and delivery of this deed and remain outstanding and the mortgage shall not be canceled until a satisfaction of same is filed and recorded in the Public Records of Indian River County, Florida. This deed is a deed in lieu of foreclosure for which no monetary consideration has been paid and the consideration was and is the full cancellation of all debts, obligations, costs, and charges previously existing under and by virtue of that certain mortgage described above and any promissory note secured thereby, and the cancellation of record of that mortgage by its holder. GRANTOR/MORTGAGOR acknowledges and affirms that reasonably equivalent value has been received by GRANTEE/MORTGAGEE as consideration for this Deed.

This conveyance is subject to the following:

1. Taxes for the year 2012 and all subsequent years; and
2. Conditions, restrictions, limitations, reservations, easements, liens, encumbrances, and all other matters of record.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple; that GRANTOR has good right and lawful authority to sell and convey the Property; and GRANTOR does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set GRANTOR'S hand and seal, the day and year first above written.


Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_  
Signature of Witness

Lesley Taylor  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Signature of Witness

Elizabeth Woods  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
WILLIAM CATAMBAY, CO-TRUSTEE

  
\_\_\_\_\_  
RUTHANN REESE, CO-TRUSTEE

COUNTY OF Oreocad )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and to take acknowledgments in the County and State aforesaid, WILLIAM CATAMBAY and RUTHANN REESE, as CO-TRUSTEES OF THE WILLIAM CATAMBAY AND RUTHANN REESE TRUST, U.T.D. FEBRUARY 21, 2008 described in and who executed the foregoing, and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. Mr. Catambay and Ms. Reese provided valid Florida driver's licenses as proof of their identity.

WITNESS my hand and official seal at Melbourne, in the County  
and State aforesaid, this 1<sup>st</sup> day of December, 2012.

Notary Public, State of Florida  
Print Name: Elizabeth Woods

**My commission expires:**



**ELIZABETH M. WEEKS**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**Comm# EE057827**  
**Expires 1/24/2015**

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