

This document prepared by (and after recording return to)):

Brian J. Quinn, Esq.)
Montalbano, Condon & Frank, P.C.)
67 North Main Street)
PO Box 1070)
New City, NY 10956)
845-634-7010)

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made this 28th day of January, 2014, between 4118 Silver Palm, LLC, a Florida limited liability company, whose post office address is 170 Fairview Avenue, Pearl River, New York 10965, Grantor, and William R. Allen (170 Fairview Avenue, Pearl River, New York 10965), William T. Riley (13 Cardinal Court, West Nyack, New York 10994), Richard A. Davidson (6 Old Mine Drive, Chester, New Jersey 07930), and David M. Mjolsness (49, Van Doren Avenue, Chatham, New Jersey 07928), Grantee, as tenants in common, each with a 25% ownership interest in the hereinafter described premises to correct the legal description of the Warranty Deed dated December 20, 2013 and recorded in the public records of Jeffrey R. Smith, Clerk of the Court, Indian River County, Florida on December 30, 2013 in Book 2727 at page 1032.

(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 FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) received from William T. Riley, Richard A. Davidson, and David M. Mjolsness 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 Indian River County, Florida, to-wit:

A portion of Lot 8, Block 6 of the "Bethel-By-The-Sea" Subdivision, Unit 2, as shown in Plat Book 3, Page 32 of the Public Records of Indian River County, Florida; being more particularly described as follows:

Commencing at a concrete monument having no identification marking the Northeast corner of said Lot 8; proceed South 11 Degrees 41' 52" East along the East line of said Lot 8, distance of 14.43 feet; thence North 89 degrees 58' 10" West, a distance of 47.12 feet to a Building corner of Building "Palms I at Silver Palm" and the Point of Beginning; Thence South 00 degrees 01' 50" West along the face of said wall, a distance of 28.70 feet; thence North 89 decrees 58' 10" West along the South face of an exterior wall of said Building a distance of 7.99 feet; Thence North 00 degrees 01' 50" East, a distance of 0.33 feet to the centerline of an interior wall of said Building; Thence North 89 degrees 58' 10" West along the centerline of said wall, a distance of 40.09 feet; Thence North 00 degrees 01' 50" East, a distance of 0.33 feet to a corner of an exterior wall of said building; Thence North 89 degrees 58' 10" West along the fact of said exterior wall and its westerly projection, a distance of 40.29 feet to the point of curve of a non-tangent curve to the left of which the radius point lies North 59 degrees 52' 27" West, a radial distance of 45.00 feet; Thence Northerly along the arc of said curve through a central angle of 36 degrees 08' 11", a distance of 28.38 feet; Thence South 89 degrees 58' 10" East along the face of an exterior wall of said Building "Palms I at Silver Palm" and its Westerly projection, a distance of 29.22 feet to the face of an exterior wall of said Building; Thence North 00 degrees 01' 50" East, a distance of 0.33 feet to the centerline of an interior wall of said Building; Thence South 89 degrees 58' 10" East along the centerline of said wall, a distance of 45.31 feet; Thence North 00 degrees 01' 50" East, a distance of 0.33 feet to a corner of an exterior wall of said Building; Thence South 89 degrees 58' 10" East along the North face of said exterior wall, a distance of 8.02 feet to the Point of Beginning.

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Parcel Identification Number: 32-40-32-00047-0010-0004.0

Subject to easements, reservations, restrictions, and rights-of-way of record.

Together with all the tenements, hereditaments, and appurtenances thereto belonging to 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 easements, reservations, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESS:

4118 SILVER PALM, LLC

Charles Sibell

By: William R Allen
WILLIAM R. ALLEN, Member

WITNESS:

Julia Loggins

By: Denise B. Allen
DENISE B. ALLEN, Member

STATE OF NEW YORK)

ss.:

COUNTY OF ROCKLAND)

On the 28th day of January in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared WILLIAM R. ALLEN and DENISE B. ALLEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person or persons on behalf of whom the individuals acted, executed the instrument.

Marie J. Hoose
Notary Public

MARIE J. HOOSE
Notary Public, State of New York
No. 01HO5086916
Qualified in ROCKLAND County
Commission Expires OCTOBER 27, 2017