

Prepared By and Return To:
Supreme Title Closings, LLC
2202 S Babcock Street, Suite 201
Melbourne, FL 32901

File No. 12-12-0755

Property Appraiser's Parcel I.D. (folio) Number(s)
33391300016000400035.0

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED dated July 25, 2014, by James B. Regan and Jimmie S. Regan, husband and wife hereinafter called the grantor, to NIC Management LLC as Trustee under the 10th Avenue Land Trust Dated June 3rd, 2014, with full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statute 689.071., whose post office address is 5500 Military Trail, Ste. 22-338, Jupiter, FL 33458, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

Lot 35, Block D, Pinecrest Subdivision Unit 2, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 2, of the Public Records of Indian River County, Florida.

This instrument is being executed and recorded to correct that certain Deed recorded 7/31/2014 in Official Records Book 2777, Page 2139, Public Records Indian River County, Florida whereby continuous marriage notations were noted incorrectly and notary acknowledgment did not incorporate identification. A Continuous Marriage Affidavit to follow in recordation.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

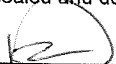
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in 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: December 31, 2013

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



(Witness Signature)

Diana M. Sharland

Tara Stecher
(Witness Signature)

TARA STECHER

James B. Regan
James B. Regan

Jimmie S. Regan
Jimmie S. Regan

1610 4th Avenue
(Address)

Vero Beach, FL 32960
(Address)

CORRECTIVE

WARRANTY DEED

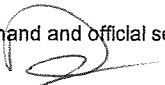
(Continued)

STATE OF Florida

COUNTY OF Indian River

I, Deana M. Sharland, a Notary Public of the County and State first above written, do hereby certify that James B. Regan and Jimmie S. Regan, husband and wife, who provided valid driver's licenses as identification and personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of January, 2015.



Notary Public

My Commission Expires:

(SEAL)

