

PREPARED BY AND RETURN TO:

Patricia K. Fletcher, Esq.  
Gunster, Yoakley & Stewart, P.A.  
800 SE Monterey Commons Blvd.  
Suite 200  
Stuart, FL 34996  
Attn: V. Russell

Property Tax Folio #: 33402200001000600001.0

***THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JULY 10, 2015, IN OFFICIAL RECORDS BOOK 2861, AT PAGE 1361, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, WHEREIN THE LEGAL DESCRIPTION AND SKETCH OF LEGAL DESCRIPTION ATTACHED AS COMPOSITE EXHIBIT "A" TO SAID DEED WERE INCORRECT. THE CORRECT LEGAL DESCRIPTION AND SKETCH OF THE PROPERTY BEING CONVEYED IS ATTACHED TO THIS CORRECTIVE SPECIAL WARRANTY DEED.***

**THIS DEED IS BEING RECORDED TO CORRECT THE DIVIDING LINE BETWEEN 2 SEPARATE LOTS UNDER FAC RULE 12B-4.014(3) AND THERE IS NO CHANGE IN LEGAL OR BENEFICIAL OWNERSHIP OF THE PROPERTY. THEREFORE, DOCUMENTARY STAMP TAX IS NOT APPLICABLE TO THIS DEED.**

**CORRECTIVE SPECIAL WARRANTY DEED**

**THIS CORRECTIVE SPECIAL WARRANTY DEED** is made as of the 19<sup>th</sup> day of January, 2016, by **SAMUEL N. LOMBARDO and DENA M. LOMBARDO**, husband and wife, whose address is 100 Millwyck Rd., Lititz, PA 17543 ("Grantors"), to **SAMUEL N. LOMBARDO and DENA M. LOMBARDO**, husband and wife, whose address is 100 Millwyck Rd., Lititz, PA 17543 ("Grantees").

**WITNESSETH:**

The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain and sell to Grantees, their heirs, successors and assigns forever, that certain real property, situate in Indian River County, Florida, as more particularly legally described and depicted on the Sketch of Legal Description attached as Exhibit "A" (the "Property").

SUBJECT TO taxes and assessments for the year 2015 and subsequent years, covenants, easements and restrictions of record, matters of plat and existing zoning and governmental regulations, but reference to the foregoing matters shall not serve to reimpose the same, and that certain first Mortgage encumbering the Property and the adjacent Lot in favor of The Northern Trust Company.

AND the Grantors do hereby specially warrant the title to the Property and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantors, but none others.

IN WITNESS WHEREOF, Grantors have executed these presents on the day and the year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
SAMUEL N. LOMBARDO

[Signature]  
Printed Witness Name: LARRY PAXSON

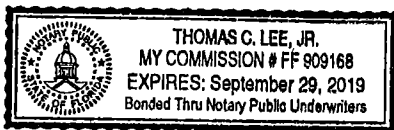
[Signature]  
Printed Witness Name: Thomas C. Lee, Jr

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2016, by Samuel N. Lombardo, who X is personally known to me, or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

(Notary Seal)



Signed, sealed and delivered  
in the presence of:

*Dena M. Lombardo*  
DENA M. LOMBARDO

*Landy Paxon*  
Printed Witness Name: Landy Paxon

*Thomas C. Lee Jr*  
Printed Witness Name: Thomas C. Lee Jr

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January,  
2016, by Dena M. Lombardo, who X is personally known to me, or \_\_\_\_\_ has  
produced \_\_\_\_\_ as  
identification.

(Notary Seal)

*Thomas C. Lee Jr*  
Notary Public  
Print Name: \_\_\_\_\_  
State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

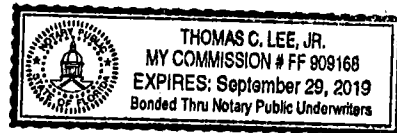


EXHIBIT "A"

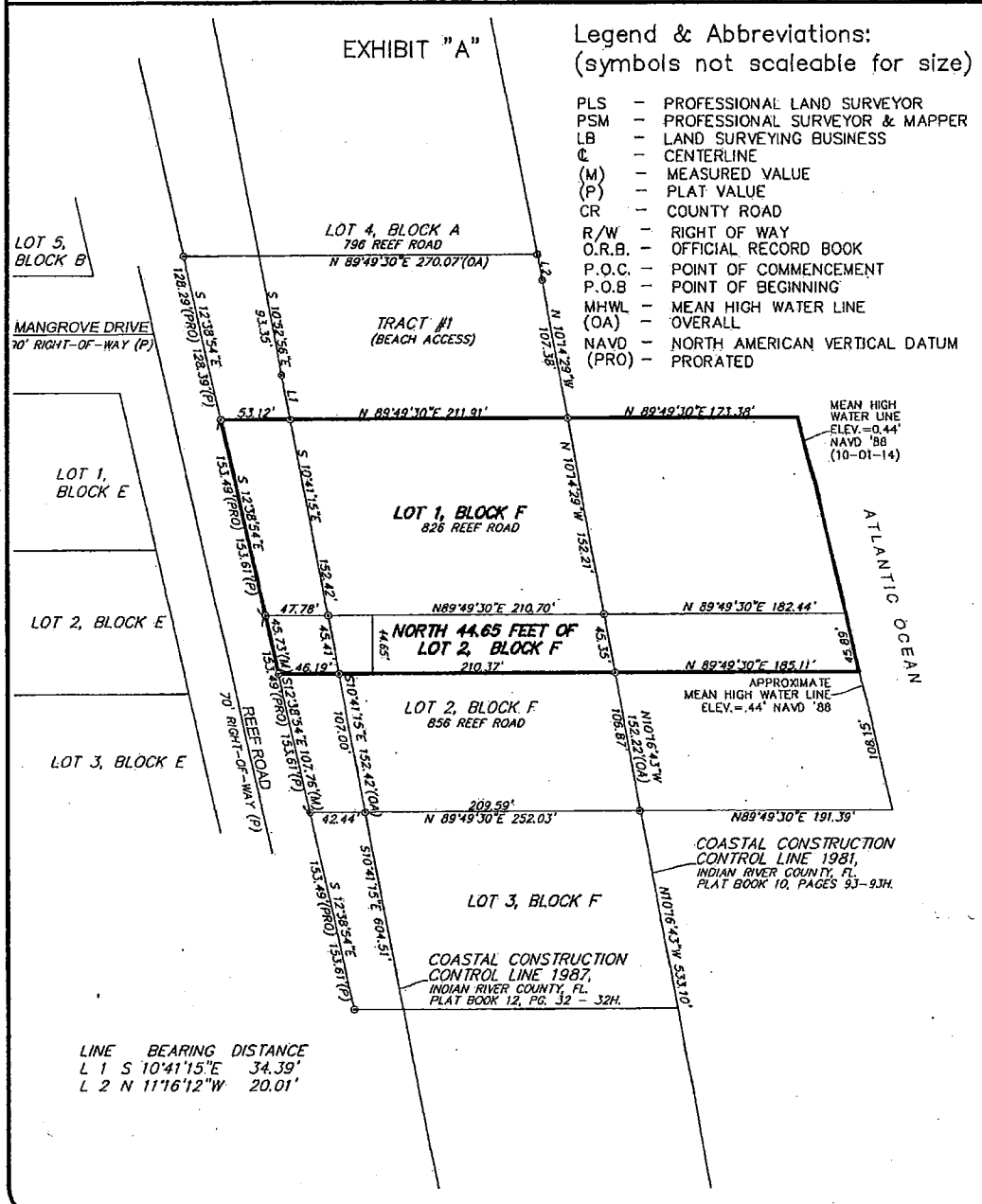
Sketch (Page 1)

Legal Description (Page 2)

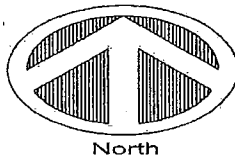
WPB\_ACTIVE 6942961.2  
DRAFT 1/19/16 1:06 PM

Lot 1, and N'44.65 of Lot 2

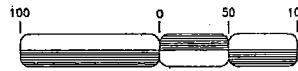
# SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



SKETCH OF DESCRIPTION



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

SKETCH OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: COASTMARK CONSTRUCTION

PROJ. NO: 14-047-NP DATE: 12-19-14

DWN. BY: C.H.B.

CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON. WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.



**MERIDIAN**  
LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL 32969 LB#6905  
PHONE: 772-794-1211, FAX: 772-794-1096  
E-MAIL: T.86905@BELL.SOUTH.NET



