

Prepared by and return to:

Suzanne A. Dockerty
Attorney at Law
J. PATRICK FITZGERALD & ASSOCIATES, P.A.
110 Merrick Way Suite 3-B
Coral Gables, FL 33134

File Number: 14-750
Property Folio No.: 33-39-02-0000-4012-000015.0

\$100.00

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Corrective Warranty Deed made this 23rd day of May, 2018 between Eugene J. O'Neill, unmarried man, Individually and as Trustee of The 123 Land Trust dated April 10, 2000 whose post office address is 979 Beachland Blvd., Vero Beach, FL 32960 grantor, and Eugene J. O'Neill, as Trustee of The 123 Land Trust dated April 10, 2000 Pursuant to Florida Statutes 689.073, the Trustee is hereby vested with full power and authority to sell, convey, transfer, gift, mortgage, encumber and otherwise fully to deal with and to manage the property conveyed herein in all respects, whose post office address is 979 Beachland Blvd., Vero Beach, FL 32960, 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 Indian River County, Florida to-wit:

Lot 15, Less that part as described in Deed Book 42, Page 201 and all of Lots 16, 17 and 18, Block 12, McANSH PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 28, Public Records of Indian River County, Florida; Also Less a portion of Lot 15, described as follows: Commencing at the Northeast corner of Lot 18 of said Block 12, McAnsh Park Subdivision, run S52 degrees 35' 04" W, along the Northerly property line of Lot 18, a distance of 5.00 feet to the point of beginning; thence continue along said Northerly property line of Lot 18, S52 degrees 35' 04" W, a distance of 20.71 feet; thence run N65 degrees 59' 42" W, a distance of 126.44 feet to the Northwest corner of aforementioned Lot 15, also being the Southwest corner of Lot 14, of said Block 12, and the Easterly right-of-way line of DeLeon Avenue (60' wide right-of-way); thence run S71 degrees 53' 05" E, along the Southerly line of that certain parcel described in Deed Book 42, Page 201, of the Public Records of Indian River County, Florida, a distance of 134.46 feet to the point of beginning.

Property Address: 2002 De Leon Blvd., Vero Beach, FL 32960

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 979 Beachland Blvd., Vero Beach, FL 32960.

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 December 31, 2017.

This Corrective Warranty Deed is being recorded to correct improper acknowledgment from grantor and notary: In Warranty Deed recorded in O.R. 1440, page 2389 and Corrective Warranty Deed recorded in O.R. Book 1454, Page 2013, both of the Public Records of Indian River County, Florida.

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:

Signed, sealed and delivered in our presence:

Jessica Lumley
Print Witness Name: Jessica Lumley

Eugene J. O'Neill
Eugene J. O'Neill, Individually and as Trustee of The
123 Land Trust dated April 10, 2000

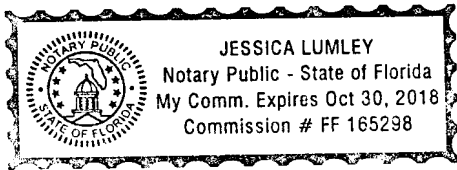
[Signature]
Print Witness Name: Sandra J. Bennett

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 23rd day of May, 2018 by Eugene J. O'Neill, Individually and as Trustee of The 123 Land Trust dated April 10, 2000, who [] is personally known or [] has produced

Print, Type or Stamp Commissioned Name of Notary Public:



Jessica Lumley
Notary Signature
Notary Public-State of Florida