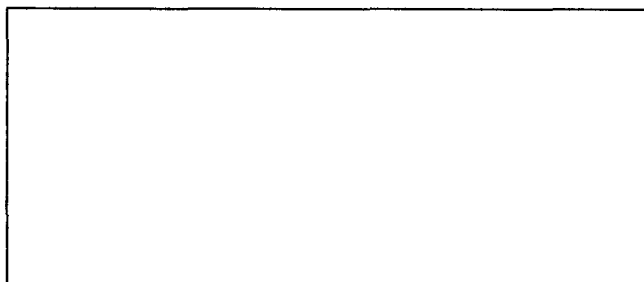


Prepared by and when recorded return to:
Deborah A. Kennedy, Esq.
1426 21st Street
Vero Beach, FL 32960



Property Appraiser's Parcel Identification
No.

**Corrective
Quit Claim Deed
To Correct Legal Description**

This Corrective deed is made on this 30 day of November 2020, by **SEBASTIANO GAZZARA and CECILIA GAZZARA**, trustees of the **REVOCABLE LIVING TRUST OF SEBASTIANO GAZZARA and CECILIA GAZZARA** dated 3-4-2009 hereinafter called **GRANTORS**, to **GAETANO GAZZARA and MARIA GAZZARA**, husband and wife, whose post office address is 2655 12th Street, Vero Beach, Florida 32960, hereinafter called **GRANTEES**.

Whereas, *Grantors* conveyed to *Grantees* by a quit claim deed real property described in the deed, which deed was dated on January 15, 2019, and recorded in the office of the recorder of deeds in Indian River County, Vero Beach, Florida, Book 3199, on Page 2405; and

Whereas, a copy of the deed is attached hereto as **Exhibit A** and a copy of the updated survey is attached hereto as **Exhibit B**, and made a part of this instrument as fully and to the same effect as if set forth in this instrument in its entirety, and

Whereas, in the deed incorporated in this deed, by mistake of the parties, the incorrect words:

PBS 2-25.E 10.47 AC of W 20.47 AC OF TR 12 LESS S 1/2 & LESS S 366.86 FT OF N 1/2 & LESS FOLL: COM AT NE COR OF E 10.47 AC OF W 20.47 AC, RUN S TO S BDRY OF RD & CANAL R/W FOR POB, TH S 200 FT, TH W 137 FT, TO POB;& ALSO LESS FOLL: COM AT NE COR THE E 10.47 AC OF THE W 20.47 OF SAID TR 12; TH S 90 DEG 00 MIN 00 SEC W ALONG SOUTHERN BDRY OF RD & CANAL R/W; 154.02 FT. TO PT; SAID PT BEING POB; TH CONTINUE S 90 DEG 00 MIN 00 SEC W; 70 FT TO A PT; TH S 00 DEG 53 MIN 32 SEC E, 129.56 FT TO A PT; TH S 42 DEG 04 MIN 45 SEC W, 174.29 FT TO A PT; TH S 00 DEG 00 MIN 00 SEC W, 9.88 FT, TO A PT; TH S 89 DEG 49 MIN 33 SEC E, 343.02 FT TO A PT; TH N 00 DEG 53 MIN 32 SEC W, 46.49 FT TO A PT, TH N 52 DEG 04 MIN 16 SEC W, 197.66 FT; TH N 00 DEG 53 MIN 32 SEC W, 101.85 FT TO A PT; SAID PT BEING POB.

were set forth instead of the updated legal description based on a survey prepared by Talbott V P.S.M.Inc on or about 1/22/2004, **with corrective language as follows:**

Parcel 3, a portion of Tract 11, Section 11-33S-39E, Situated in the State of Florida, County of Indian River, that part of Tract 12, Section 11, Township 33 South, Range 39 East, Indian River Farms Company Subdivision, a Subdivision of Indian River County Florida, according to the Plat filed in Plat Book 2, Page 25, in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, said land now lying in Indian River County, being more particularly described and bounded as follows:

Commencing at the Northeast corner of the East 10.47 acres of the West 20.47 acres of said Tract 12; Thence S 90°00'00" W along the Southern Boundary of Road and Canal right of way a distance of 224.02 Feet to a point said point being the point of Beginning; Thence continue S 90°00'00" W a distance of 119.24 Feet to a point; Thence S 00°00'00" W a distance of 166.82 Feet to a point; Thence S 89°53'53" E a distance of 4.46 Feet to a point; Thence S 00°00'00" W a distance of 92.08 Feet to a point; Thence N 42°04'45" E a distance of

174.29 Feet to a point; Thence N 00°53'53" W a distance of 129.56 to a point said point being the point of beginning.

Said Parcel contains 23099.15 Square Feet More or Less.

which were in fact intended by the parties and which would adequately express the agreement between them, and

Whereas, to prevent future difficulties, and to permit recordation of a deed that reflects the true agreement of the parties in every respect, the parties desire to correct the described errors;

Now, therefore, Grantor, in consideration of \$10.00, and other good and valuable consideration, the receipt of which is acknowledged, grants, conveys, and quitclaims to Grantee that parcel of real property located in Indian River County, State of Florida, and described as stated above in the corrected legal description.

This deed was prepared without the benefit of title search or title insurance. The legal description herein was provided by the Grantor and the preparer of this deed makes no warranty or other representation as to the accuracy of the legal description provided.

IN WITNESS THEREOF, the said GRANTORS have executed this Corrective Quitclaim Deed on the day and year first above written.

Signed, Sealed, Sworn to and delivered in the presence of:

Sebastiano Gazzara
SEBASTIANO GAZZARA, GRANTOR
TRUSTEE

Cecilia Gazzara
CECILIA GAZZARA, GRANTOR
TRUSTEE

[Signature]
Witness #1 Signature

[Signature]
Witness #2 Signature

George Kennedy
Witness #1 Print Name

Alicia White
Witness #2 Print Name

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 14th day of December, 2020, by **SEBASTIANO GAZZARA and CECILIA GAZZARA, trustees of the REVOCABLE LIVING TRUST OF SEBASTIANO GAZZARA AND CECILIA GAZZARA.** They are personally known to me or have provided a Florida Driver's License as identification.

Deborah A. Kennedy
Deborah A. Kennedy, Notary Public



DEBORAH A KENNEDY
Commission # GG 346192
Expires October 18, 2023
Bonded Thru Budget Notary Services

GRANTEE ACCEPTANCE:

[Signature]
GASPANO GAZZARA, GRANTEE

12-16-20
Date Signed

[Signature]
MARIA GAZZARA, GRANTEE

12-16-20
Date Signed

Exhibit A

This conveyance is subject to restrictions, reservations, limitations and easements or record, if any; this reference to said restrictions shall not operate to reimpose same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of:

Mickey Yandle
 Witness
Kicrey Yandle
 Printed Name
11611 Cheryl Drive
 Address
Vero Beach, FL 32966

Marya Garcia
 Witness
Mayra Garcia
 Printed Name
3282 SE Montauk St
 Address
Port St. Lucie FL 34952

Sebastiano Gazzara
 Grantor
Sebastiano Gazzara (Trustee)
 Printed Name
Sebastiano Gazzara
 Address
6990 12th St VB, FL 32966
Cecilia Gazzara

Cecilia Gazzara
 Co-Grantor
Cecilia Gazzara (Trustee)
 Printed Name
Cecilia Gazzara
 Address
6990 12th St VB, FL 32966

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

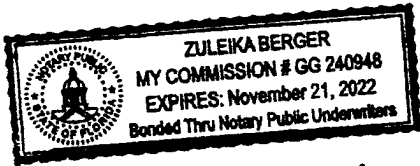
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared **SEBASTIANO GAZZARA and CECILIA GAZZARA, trustees**, to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own free will and deed. An oath (was) (was not) taken.

15th WITNESS my hand and official seal in the County and State last aforesaid this day of January, AD, 2019.

SEAL

Zuleika Berger
 NOTARY PUBLIC—STATE OF FLORIDA

Personally known Produced identification Type of identification produced _____



LEGAL DESCRIPTION
 PARCEL 3
 A PORTION OF TRACT 11
 SECTION 11-33S-39E

SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, THAT PART OF TRACT 12, SECTION 11, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, A SUBDIVISION OF INDIAN RIVER COUNTY FLORIDA, ACCORDING TO THE PLAT FILED IN PLAT BOOK 2, PAGE 25, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, SIAD LAND NOW LYING IN INDIAN RIVER COUNTY, BEING MORE PARTICULARLY DECRIBED AND BOUNDED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE EAST 10.47 ACRES OF THE WEST 20.47 ACRES OF SAID TRACT 12; THENCE S 90°00'00" W ALONG THE SOUTHERN BOUNDARY OF ROAD AND CANAL RIGHT OF WAY A DISTANCE OF 224.02 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 90°00'00" W A DISTANCE OF 119.24 FEET TO A POINT; THENCE S 00°00'00" W A DISTANCE OF 166.82 FEET TO A POINT; THENCE S 89°53'53" E A DISTANCE OF 4.46 FEET TO A POINT; THENCE S 00°00'00" W A DISTANCE OF 92.08 FEET TO A POINT; THENCE N 42°04'45" E A DISTANCE OF 174.29 FEET TO A POINT; THENCE N 00°53'32" W A DISTANCE OF 129.56 TO A POINT SAID POINT BEING THE POINT OF BEGINNING;

SAD PARCEL CONTAINS 23099.15 SQUARE FEET MORE OR LESS.

NOTE: THIS IS A SKETCH NOT A SURVEY

TALBOTT V.P.S.M. INC.
 PROFESSIONAL SURVEYOR AND MAPPER
 2845 ST. LUCIE AVENUE
 VERO BEACH FLORIDA 32960
 (772) 98-8884 FAX (772) 564-2071

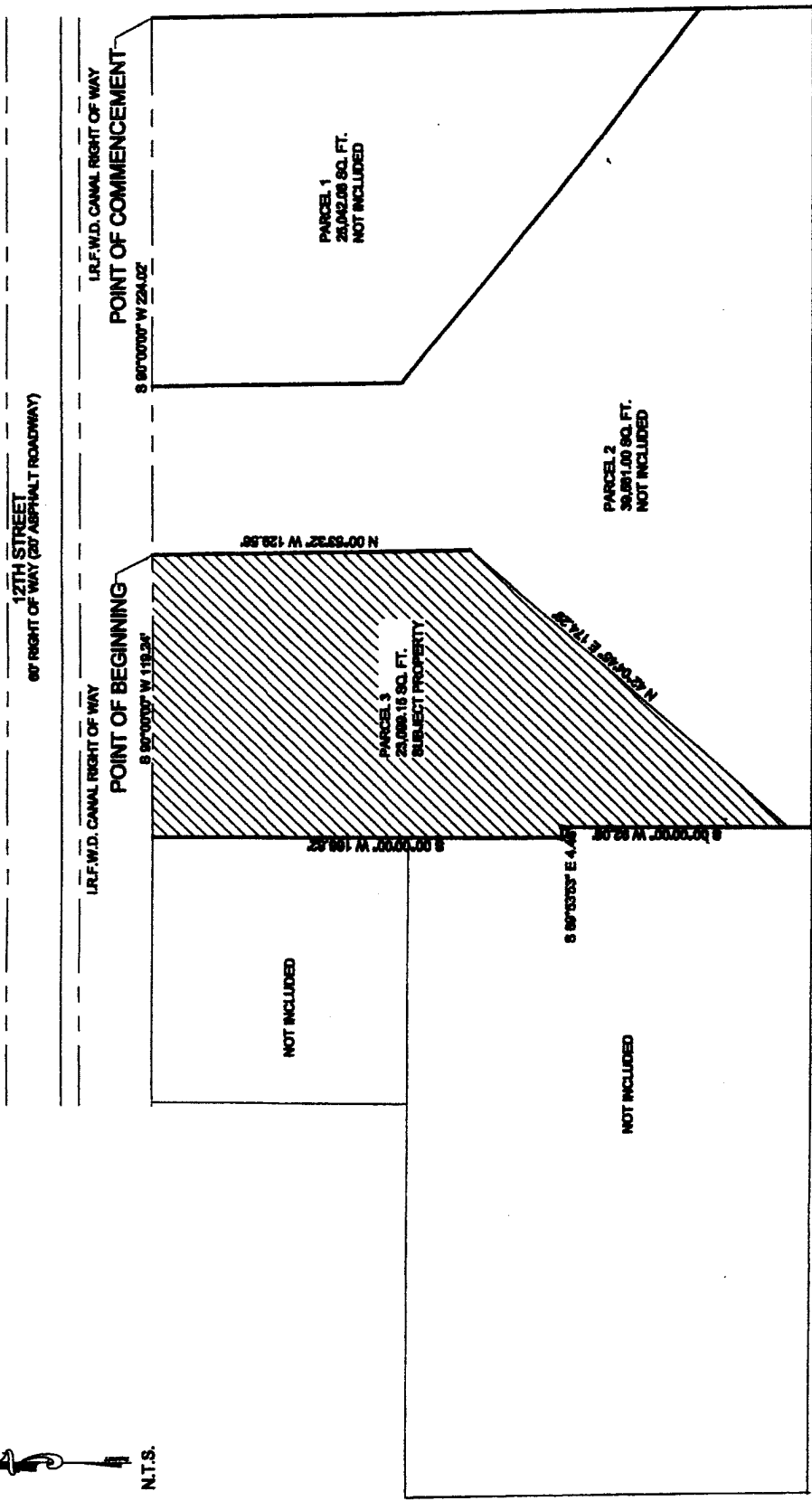
SKETCH OF PROPERTY DESCRIPTION
 PARCEL 3
 A PORTION OF TRACT 12
 SECTION 11-33S-39E

FILE	GUYLEGAL2		
DATE	DRWN BY	CHKD BY	DWT
04/08/03	DJB		DWT


 DANIEL W. TALBOTT V.#6
 1-22-04

57

Exhibit A Page 2 of 2



NOTE: THIS IS A SKETCH NOT A SURVEY

TALBOTT V P.S.M. INC.
PROFESSIONAL SURVEYOR AND MAPPER
2845 ST. LUCIE AVENUE
VERO BEACH FLORIDA 32960
(772) 9-8884 FAX (772) 564-2071

SKETCH OF PROPERTY DESCRIPTION
PARCEL 3
A PORTION OF TRACT 12
SECTION 11-33S-

SHEET 2 OF 2	
FILE	GUY-LEGAL 2
DATE	01/21/04
DRWN BY	DWT
CHKD BY	DWT

Daniel W. Talbott
DANIEL W. TALBOTT V #5F