

Prepared by and return to:

Gregg M. Casalino  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 21-500.001

**THIS CORRECTIVE DEED IS BEING  
RECORDED TO CORRECT TITLE OF  
THE GRANTORS IN THE ORIGINAL  
WARRANTY DEED RECORDED IN  
OR BOOK 3507 PAGE 582 OF PUBLIC  
OF INDIAN RIVER COUNTY,  
FLORIDA**

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## Warranty Deed

**This Warranty Deed made this 26TH day of January 2022 between William Duffy, and Anne M. Duffy, husband and wife, Individually and as Trustees of the William Duffy and Anne M. Duffy Revocable Living Trust dated August 31, 2018, whose post office address is 1550 South 42nd Court, #305, Vero Beach, FL 32967, grantor, and Rick D. Albright and Kathleen A. Albright, Husband and Wife whose post office address is 1610 W. Sandpoint Place, Vero Beach, FL 32963, 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 33 of SANDPOINTE WEST SUBDIVISION, according to the plat thereof as recorded in Plat Book 13, Page 31, Public Records of Indian River County, Florida.  
Parcel Identification Number: 33-40-16-00020-0000-00033/0**

**Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easement, reservations, and limitations of records, if any insofar as same are valid and enforceable (however, this clause shall not be constructed to impose same).**

**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 12/31/2021.

**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:

**William Duffy and Anne M. Duffy, Individually and as Trustees of the William Duffy and Anne M. Duffy Revocable Living Trust dated August 31, 2018**

[Signature]  
Witness  
Printed Name: Gregg Casalino

By: [Signature]  
William Duffy, Individually and as Trustee

[Signature]  
Witness  
Printed Name: Terese M. Graham

By: [Signature]  
Anne M. Duffy, Individually and as Trustee

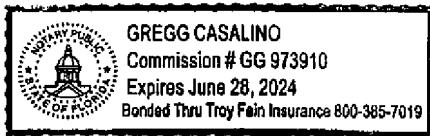
[Signature]  
Witness  
Printed Name: Gregg Casalino

[Signature]  
Witness  
Printed Name: Terese M. Graham

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of January 2022 by William Duffy and Anne M. Duffy, Individual and as Trustee of the William Duffy and Anne M. Duffy Revocable Living Trust dated August 31, 2018, who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Gregg Casalino  
My Commission Expires: 6/28/2024