

Prepared by and return to:
Michele S. Scully

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File Number: **21-621**

Will Call No.: **Box 92**

PREPARED WITHOUT REQUEST FOR OR

BENEFIT OF TITLE SEARCH OR ABSTRACT

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Corrective Warranty Deed

This Warranty Deed made this 23rd day of February, 2022 between **Thomas McDowell and Victoria McDowell, husband and wife, individually and as Trustees for the Benefit of Thomas and Victoria McDowell Family Trust U/A 3/8/2013,** whose post office address is **40 S. Caserea Court, Indian River Shores, FL 32963,** grantor, and **Thomas John McDowell and Victoria Knight-McDowell, Trustees of The McDowell Family Trust as amended and restated on March 8, 2013,** whose post office address is **40 S. Caserea Court, Indian River Shores, 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 40, Seaforest Court S/D, according to the map or plat thereof as recorded in Plat Book 11, Page 97, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00046-0000-00040/0

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

This corrective deed is being delivered and recorded in order to correct the name of the Grantee in those certain deeds recorded in Official Records Book 3497, Page 334 and Official Records Book 3513, Page 1653 all of the Public Records of Indian River County, Florida.

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, 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:

Barry Segal

Witness Name: Barry Segal

Witness Name: Rebekah Louise Zug Napier

Barry Segal

Witness Name: Barry Segal

Witness Name: Rebekah Louise Zug Napier

[Signature]

(Seal)

Thomas McDowell, individually and as trustee

Victoria McDowell

(Seal)

Victoria McDowell, individually and as trustee

State of Virginia
County of Newport News City

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23rd day of February, 2022 by **Thomas McDowell and Victoria McDowell**, who ☐ are personally known or ☒ have produced a driver's license as identification. Notarized online using two-way Audio-Video communication.

[Notary Seal]

Rebekah Louise Zug Napier

Notary Public

Printed Name: Rebekah Louise Zug Napier

My Commission Expires: 05/31/2024

Commission #7870056

