

Prepared by and return to:

Emilia Swanson
DREAMS ABSTRACT AND TITLE SERVICES LLC
501 East Howard Street
Live Oak, FL 32064
(386) 209-0816
File No 23-LOP-HEY-294

Parcel Identification No 31-03s-13e-08762-002000

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CORRECTIVE WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

*** Corrective Deed to add a Grantor on the Deed recorded in OR: 2436 and PG: 301 of the Public Records of Suwannee County, FL***

This indenture made the 2nd day of May, 2023 between Virgilio Lopez, a single man and Ketty Diaz, a single woman, whose post office address is 16350 Southwest 52nd Street, Miami, FL 33185, of the County of Miami-Dade, State of Florida, Grantor, to Guy Heyl and Alice Heyl, Trustees of The Guy Heyl & Alice Heyl Family Trust dated March 15, 2023, as tenants by the entirety, with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose post office address is 7929 Southwest 89th Loop, Ocala, FL 34476, of the County of Marion, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE HUNDRED AND NINETY THOUSAND DOLLARS (U.S.\$190,000.00) 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 Suwannee, Florida, to-wit:

That portion of Southwest 1/4 of the Southwest 1/4 of Section 31 Township 3 South, Range 13 East, Suwannee County Florida more particularly described as follows:

Commence at a P.K. nail marking the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 31; thence run South 00° 46' 04" East along the East line of said Northwest 1/4 of the Southwest 1/4, a distance of 1322.39 feet to the Northwest corner of the aforesaid Southwest 1/4 of the Southwest 1/4; thence run North 89° 53' 22" East along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 40.00 feet to a point on the East Right of Way line of C.R. 349 and to the Point of Beginning; said point lying North 89° 53' 22" East, 0.84 feet, of a 5/8" rebar and cap # 1b 7170; thence continue North 89° 53' 22" East along said North line a distance of 1292.97 feet to a 5/8" rebar and cap # 1b 7170 marking the Northeast corner of said Southwest 1/4 of the Southwest 1/4; thence run South 00° 49' 40" East along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 673.76 feet; thence run S 89° 53' 22" W departing said East line a distance of 1293.68 feet to the aforesaid East Right of Way line of C.R. 349; thence run N 00° 46' 04" W along said East right of way line a distance of 673.75 feet to the point of beginning.

Containing 20.003 acres more or less and subject to easements, rights of ways and restrictions of record

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 a homestead property. Grantor's residence and homestead address is: 16350 Southwest 52nd Street, Miami, FL 33185.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

WITNESS

PRINT NAME: Jennifer Hernandez

Virgilio Lopez

Ketty Diaz

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 2nd day of May, 2023, by Virgilio Lopez and Ketty Diaz.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: _____