

Prepared by and return to:

Robert M. Arlen

Bankier Arlen & Snelling Law Group, PLLC

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Delray Beach, Florida 33483

(561) 279-1880

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED, made September 15, 2022 between **LINDA MERSON**, an un-remarried widow, individually and as sole Trustee under agreement dated June 22, 1998 made by LINDA MERSON, of Broward County, Florida, **GRANTOR**, and **LINDA MERSON**, as **TRUSTEE of the LINDA MERSON TRUST** as restated on August 30, 2022, **GRANTEE**, whose post office address is 4431 Country Club Circle, Plantation, Florida 33317. GRANTOR and GRANTEE addresses are the same.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE's successors, and assigns forever the following described land situate in Levy County, Florida, to wit:

Parcel ID#: 24-12-17-10465-000-00

Lot 31 of Forest Park Unit I, according to the Plat thereof, as same is recorded in Plat Book "4" on Page 26 of the Public Records of Levy County, Florida.

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This Deed corrects that certain Warranty Deed dated August 30, 2022 recorded as instrument number 706907 in Official Record Book 1655 at Page 725 of the Public Records of Levy County Florida, which Deed incorrectly describes the subject property as being Lot 13 and not the correct description, Lot 31. Grantor and Grantee renounce and disclaim any interest in Lot 13. Further, by virtue of her signature below, Linda Merson does hereby swear, affirm, and warrant, that she and Paul E. Merson were married continuously and without interruption for a period prior to November 4, 1986 through and including the date of death of Paul E. Merson on March 10, 2019.

LINDA MERSON, as TRUSTEE, shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event LINDA MERSON cannot continue to serve as TRUSTEE, the Successor TRUSTEE shall be ROBERT SOCKMAN. If ROBERT SOCKMAN cannot serve or continue to serve as Trustee for any reason then the Successor Trustee shall be SUSAN HYATT.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEES and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE and Successor TRUSTEES are appointed, upon the execution of this deed, as the Agents for the GRANTOR to carry out this intent. This power of attorney shall be durable and is not terminated by the subsequent incapacity of the GRANTOR except as provided in Chapter 709, Florida Statutes.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.
- E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by LINDA MERSON sworn to and acknowledged before a notary public.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2022 and subsequent years.

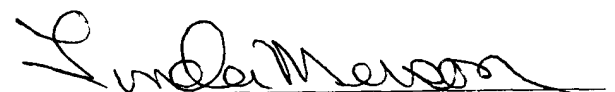
EXECUTED September 15, 2022.


Signed, sealed, and delivered
in the presence of:

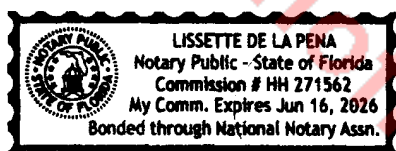

Witness: MICHAEL WILLIAMS



Witness: LISSETTE DELAPENA

STATE OF FLORIDA
COUNTY OF BROWARD


LINDA MERSON, individually and as sole
Trustee under agreement dated June 22, 1998
made by LINDA MERSON

The foregoing warranty deed was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this September 5, 2022 by LINDA MERSON, who is
personally known to me or who has produced  identification.




Name:
Notary Public
State of Florida

Seal and Commission
Expiration Stamp:

N.B. This deed has been prepared at the Grantor's request without examination or legal opinion
of title.