

Prepared by and return to:

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File Number: 19117.244

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019142593 4 PG(S)
October 16, 2019 11:01:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



*DOCUMENTARY STAMPS IN THE AMOUNT
OF \$.70 AFFIXED HERETO*

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Corrective Warranty Deed

THIS IS A CORRECTIVE WARRANTY DEED GIVEN TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION IN THAT CERTAIN SPECIAL WARRANTY DEED DATED FEBRUARY 5, 2008 AND RECORDED ON FEBRUARY 8, 2008, IN OFFICIAL RECORDS INSTRUMENT NUMBER 2008018778, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHEREIN THE UNDIVIDED INTEREST SHOWED 5.2%, WHICH HAS BEEN CORRECTED IN THIS DEED TO SHOW UNDIVIDED INTEREST OF 5 1/2%.

This Corrective Warranty Deed made this 8 day of October, 2019 between Desi Dreffin, individually, and Scott Dreffin, individually, and as the Co-Personal Representatives to Roger S. Dreffin, decedent; and Desi Dreffin and Caldwell Trust Company, as Successor Co-Trustees of the Roger S. Dreffin Trust, u/a/d July 1, 1981, as amended, whose post office address is: C/O Bach & Jacobs, PA, attention: Fredric C. Jacobs, 240 S. Pineapple Ave., Ste. 700, Sarasota, Florida 34236, Grantor, and World's Attic Thrift Shop, Inc., a Florida non-profit corporation, whose post office address is: 3530 Weber St., Sarasota, Florida 34239, 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 & 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 **Sarasota County, Florida** to-wit:

Lot 2, Block 154, South Gate, Unit Number 36, together with an undivided 5-1/2% interest in and to that portion of said block designated on said plat as "Private Access"; and Lots 3, 4, 5, 6 and 7, Block 154, South Gate, Unit Number 36, together with an undivided 20% interest in and to that portion of said block designated on said plat as "Private Access", according to the plat thereof recorded in Plat Book 16, Page 9, Public Records of Sarasota County, Florida.

Subject to reservations, restrictions and easements of record.

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, 2018**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal by its proper officer thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

Fredric C. Jacobs
Print Name: Fredric C. Jacobs

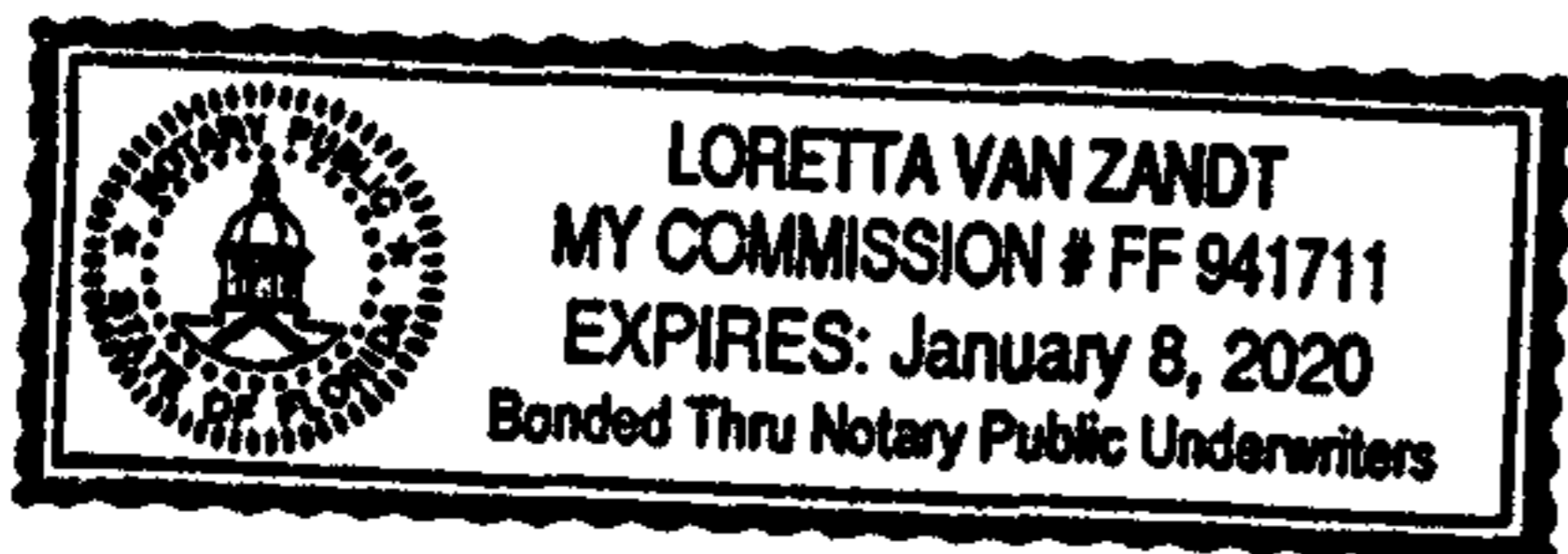
Sherri M. Fritz
Print Name: Sherri M. Fritz

Desi Dreffin
Desi Dreffin, individually, and as Personal Representative to S. Dreffin, decedent and as Successor Co-Trustee of the Roger S. Dreffin Trust, u/a/d July 1, 1981

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was subscribed and sworn to before me this 7th day of October, 2019, by **Desi Dreffin, individually, and as Personal Representative to Roger S. Dreffin, decedent, and as Successor Co-Trustee of the Roger S. Dreffin Trust, u/a/d July 1, 1981, as amended**, on behalf of the Trust, who is personally known to me, or produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

[Notary Seal]



Loretta Van Zandt
Notary Public Loretta Van Zandt
Printed Name: _____
My Commission Expires: _____

Signatures continued on following pages

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal by its proper officer thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Kenneth J. Buckley
[Signature]
Print Name: Alonso Hadspeth

[Signature]
Scott Dreffin, individually, and as Personal Representative to Roger S. Dreffin, decedent

STATE OF Georgia
COUNTY OF White

The foregoing instrument was subscribed and sworn to before me this 8th day of October, 2019, by **Scott Dreffin, individually, and as Personal Representative to Roger S. Dreffin, decedent**, who is personally known to me, or produced Georgia Driver's License as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Gregory Edward Thomas
My Commission Expires: 7-14-2023

GREGORY EDWARD THOMAS
NOTARY PUBLIC
WHITE COUNTY
STATE OF GEORGIA

Signatures continued on following page

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal by its proper officer thereunto duly authorized on the day and year first above written.

Signed, sealed and delivered in the presence of:

Caldwell Trust Company

Laura Aden Russell
Printed Name: LAURA ADEN RUSSELL

Gina B. Jordan
Printed Name: GINA B. JORDAN

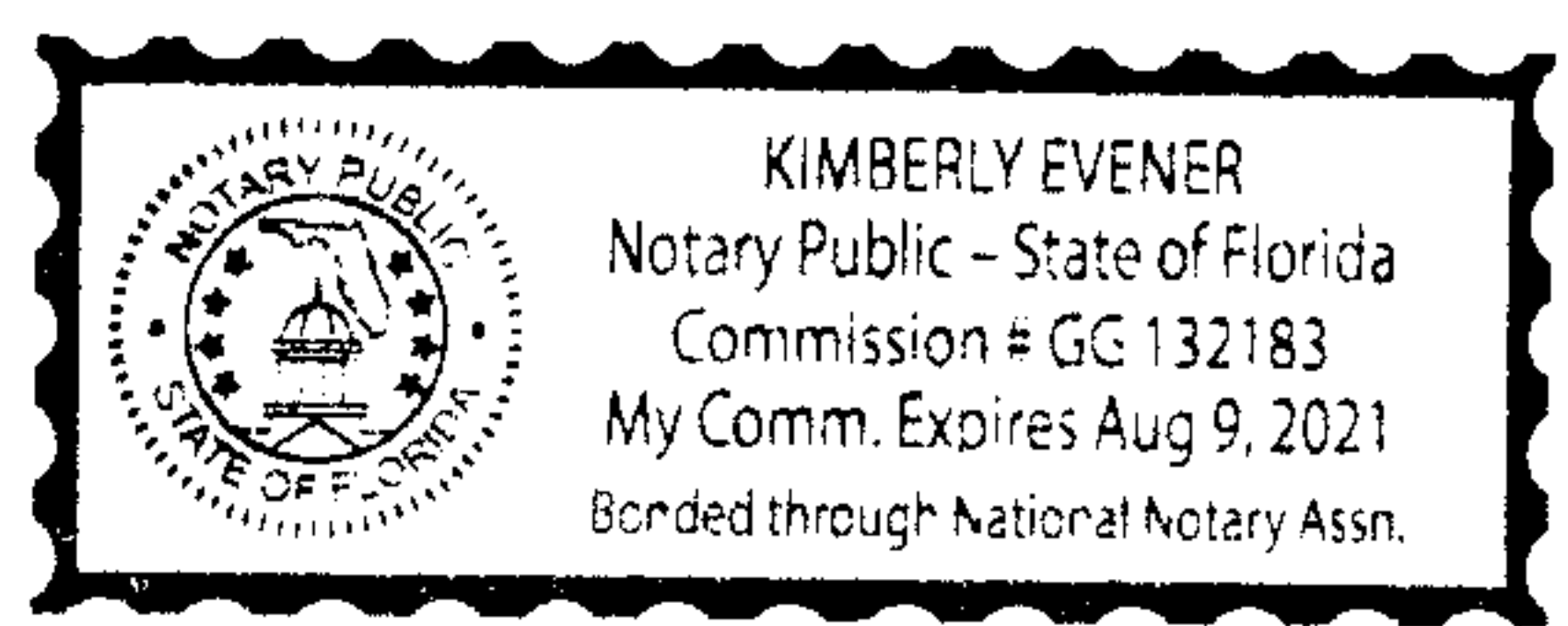
By: Sandra L. Pepper
Print Name: Sandra L. Pepper

Its: Senior Vice President
as Successor Co-Trustee of the Roger S. Dreffin Trust
u/a/d July 1, 1981, as amended

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was subscribed and sworn to before me this 8 day of October, 2019, by Sandra L. Pepper, as Sr. Vice President of Caldwell Trust Company, as Successor Co-Trustee of the Roger S. Dreffin Trust, u/a/d July 1, 1981, as amended, on behalf of the Trust, who is personally known to me, or produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

[Notary Seal]



Kimberly Evener
Notary Public
Printed Name: Kimberly Evener
My Commission Expires: Aug 9, 2021