



Prepared by: Shannon Freas  
Sunbelt Title Agency  
Return to: 500 N. Westshore Blvd., Suite 850  
Tampa, FL 33609  
File Number: 1781322-00355

[Space Above This Line For Recording Data]

### This Corrective Warranty Deed

\*\*\*This deed is being recorded to revised the Legal Description to include the Ingress/Egress Easement for the Deed that was executed February 7<sup>th</sup>, 2022, recorded February 8<sup>th</sup>, 2022 in Official Records Book 12109, Page 0015, in the public records of Polk County, FL. \*\*\*

Made this 29<sup>th</sup> day of February, 2023 by Michael A. Fioramanti and Martha A. Fioramanti, Husband And Wife, hereinafter called the Grantor, to David Kevin Weir and Teresa Lynn Anderson-Weir, Husband And Wife, whose post office address is: 10 Cedar Ln, Tyngsboro, MA 01879, hereinafter called the Grantee

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Polk County, Florida, viz:

**The West 1/2 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East lying East of the thread of LAKE MARION CREEK, less and except, the North 1350.00 feet thereof, all lying and being in Polk County, Florida. Together with Ingress/Egress Easement over the following described land:**

**Beginning at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, run thence Easterly along said section line a distance of 520 feet, more or less, to Marion Creek Road (SR 580), thence South along said road a distance of thirty (30) feet, thence West a distance of 520 feet, more or less, to a point 30 feet South of the Point of Beginning, thence North 30 feet to the Point of Beginning.**

**And**

**The East 60 feet of the North 1350.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida lying East of the thread of Lake Marion Creek.**

**Parcel Identification Number: 28-27-29-000000-034010**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness: (Signature)

Print Name:

Rebecca Mono  
[Signature]  
Witness: (Signature)  
Denise Medlin  
Print Name: Denise Medlin

Michael A. Fioramanti  
Michael A. Fioramanti  
20591 Quarterly Pkwy  
Orlando, FL 32833

Martha A. Fioramanti  
Martha A. Fioramanti  
20591 Quarterly Pkwy  
Orlando, FL 32833

State of Florida  
County of DeSoto

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2022, by Michael A. Fioramanti and Martha A. Fioramanti, who: ☐ is personally known to me or ☒ produced Michael A. Fioramanti's license as identification.

Denise Madlin  
NOTARY PUBLIC (signature)

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Stamp/Seal:

