

This Instrument Prepared by:
Darryl W. Johnston, Esq./thm
Johnston & Sasser, P.A.
Post Office Box 997
Brooksville, FL 34605-0997
Consideration: \$-0-



INSTR #2018003568 BK: 3545 PG: 141 Page 1 of 3
FILED & RECORDED 1/19/2018 3:48 PM CVW Deputy Clk
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court
Rec Fees: \$27.00 Deed Doc Stamp: \$0.70

Parcel No. R22 421 19 0000 0040 0000

CORRECTIVE QUIT CLAIM DEED

THIS DEED is made on January 19th, 2018, between **Lilyan M. Vannerson, an unmarried widow and surviving spouse of Walter Norman Vannerson, deceased and Joseph S. Lhotka, a single man, as to his reserved life estate interest** whose mailing address is: 14484 Jacobs Way, Brooksville, FL 34601, **Grantor, and Lilyan M. Vannerson, a single woman and Joseph S. Lhotka, a single man, as Joint Tenants With Right of Survivorship as to their Life Estate Interest and David William Lhotka, a single man, as to the remainder interest**, whose mailing address is: 14484 Jacobs Way, Brooksville, FL 34601, **Grantee;**

GRANTOR, in consideration of LOVE AND AFFECTION by Grantee, has granted and conveyed to Grantee, the following described property in Hernando County, Florida:

**** Legal Description fully described in Exhibit "A" attached hereto and incorporated therein**

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

**** NOTE:** This corrective deed is being executed to correct those certain deeds recorded 12/09/16 in O.R. Book 3420, Page 1820 and in O.R. Book 3420, Page 1822; recorded 08/01/16 in O.R. Book 3382, Page 1449; and recorded 12/10/15 in O.R. Book 3314, Page 703, Public Records of Hernando County, Florida. It was not the intent of Lilyan M. Vannerson to remove any of her property exemptions, including homestead exemption.

**** NOTE:** This deed is further being executed for estate planning purposes. Lilyan M. Vannerson is the mother of Joseph S. Lhotka and David William Lhotka.

GRANTOR, Lilyan M. Vannerson, reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the property and all rents and profits of the property, without any liability for waste. Grantor, Lilyan M. Vannerson, further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest in the property, by gift, sale or otherwise, so as to terminate the interests of the Grantee. Grantor, Lilyan M. Vannerson, further reserves unto herself the right to cancel this Deed by further conveyance which may destroy any and all rights which Grantee may possess under this Deed. Grantee shall hold a remainder interest in the property, and upon the death of the Lilyan M. Vannerson and Joseph S. Lhotka, if the property has not been previously conveyed, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

TOGETHER WITH all rights belonging to the property.

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

AND Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to convey the property; that Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons; and that the property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2016.

(WHEREVER used in this deed, the terms "Grantor" and "Grantee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.)

* RECORDED TO ADD VERBIAGE
OF NO ATTORNEY OPINION OR GUARANTEE
PROVIDED.



This instrument was prepared from information provided by the parties. No guarantee or opinion on title has been given by Johnston and Sasser, P.A.

(Signatures follow on second page of document)

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

Elizabeth A. Forss
Witness
Elizabeth A. Forss
(Printed Name of Witness)

Lilyan M. Vannerson
Lilyan M. Vannerson
14484 Jacobs Way, Brooksville, FL 34601

Tina M. Hutchinson-Mathias
Witness
Tina M. Hutchinson-Mathias
(Printed Name of Witness)

Joseph S. Lhotka
Joseph S. Lhotka
14484 Jacobs Way, Brooksville, FL 34601

STATE OF FLORIDA
COUNTY OF HERNANDO

* This instrument was prepared from information provided by the parties. No guarantee or opinion on title has been given by Johnston and Sasser, P.A.

THE foregoing instrument was acknowledged before me this 19th day of January, 2018 by , Lilyan M. Vannerson, an unmarried widow and surviving spouse of Walter Norman Vannerson and Joseph S. Lhotka, a single man, ~~who is personally known to me~~ or who produced FL Drivers license as identification.

NOTARY PUBLIC
TINA M. HUTCHINSON-MATHIAS
MY COMMISSION # FF 999927
EXPIRES: June 24, 2020
Bonded Thru Budget Notary Services

Tina M. Hutchinson-Mathias
Notary Public
Printed Name: TINA M. HUTCHINSON-MATHIAS
My Commission Exp.: 1 / 1 MATHIAS