

RECORD AND RETURN TO:  
Nelson Law Firm, PLC  
P.O. Box 667  
Tallahassee, FL 32314

### CORRECTIVE TRUSTEE'S DEED

**THIS CORRECTIVE TRUSTEE'S DEED**, made this 10<sup>th</sup> day of December, 2019, between **ELIZABETH RODRIGUEZ**, as Trustee of the **J.N. Royal, Jr. Revocable Trust**, whose address is 12526 Brahma Bull Circle West, Jacksonville, Florida 32226, party of the first part (hereinafter referred to as the "Grantor"), and **JAMES B. BROOKS, II**, whose address is P.O. Box 82, Panacea, Florida 32346, party of the second part (hereinafter referred to as the "Grantee").

#### WITNESSETH:

**THAT WHEREAS** the Grantor executed and delivered to the Grantee a Trustee's Deed dated February 7, 2014, and recorded on February 18, 2014, in Official Records Book 933, Page 286, of the Public Records of Wakulla County, Florida; and

**WHEREAS**, such Trustee's Deed erroneously described the real property to be conveyed thereby;

**WHEREAS**, the parties hereto mutually desire to correct the erroneous description and to convey, as so corrected, to the Grantee the real property hereinafter described; and

That the said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, has granted, bargained, and conveyed to the said Grantee, its successors and assigns forever, the following described lands situate, lying and being in Wakulla County, Florida, to wit:

Lot 66, Block 6, FIRST UNIT PANACEA MINERAL SPRINGS INC., as shown by plat thereof recorded on Page 5 of Plat Book 1, in the Public Records of Wakulla County, FL.

Parcel Identification No.: 24-5S-02W-057-03103-000

ELIZABETH RODRIGUEZ hereby certifies that the above-described property does not constitute her constitutional homestead as made and provided by the laws of the State of Florida.

Subject to covenants, restrictions and easements of record and taxes assessed subsequent to December 31, 2013; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the said party of the first part, but not otherwise.

NCS 986669  
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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on the day and year first above written.

Signed and Sealed in Our Presence:

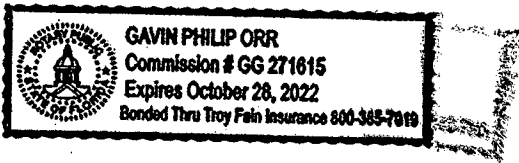
Sign: [Signature]  
Print Name: Gavin P. Orr

[Signature]  
ELIZABETH RODRIGUEZ, as Trustee of the  
J.N. Royal, Jr. Revocable Trust

Sign: [Signature]  
Print Name: Allison Krikorian

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by **ELIZABETH RODRIGUEZ, as Trustee of the J.N. Royal, Jr. Revocable Trust**, [ ] who is personally known to me or [ ] who has produced a current FL DL driver's license as identification.



[Signature]  
Print Name: Gavin P. Orr  
NOTARY PUBLIC, State of Florida  
Commission Number: GG 271615

Official Copy