

THIS DOCUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

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TRUSTEE'S CORRECTIVE WARRANTY DEED

THIS TRUSTEE'S CORRECTIVE WARRANTY DEED, made and executed by **Carol C. Donsbach**, individually and as **Trustee of the Carol C. Donsbach Trust, under trust agreement dated February 21, 1991**, joined by her husband, **Alfons Egon Donsbach** (a.k.a. Egon A. Donsbach), whose address is 161 Lake Shore Drive West, Palm Harbor, Florida 34684 [Grantors*]; and delivered to **Carol C. Donsbach and Alfons Egon Donsbach**, husband and wife, and **Theresa Donsbach**, a single woman, as joint tenants with right of survivorship, whose address is 161 Lake Shore Drive West, Palm Harbor, Florida 34684 [Grantees*].

WHEREAS, The Grantor conveyed a tract or parcel of land to the Grantees, Egon A. Donsbach and Carol C. Donsbach, husband and wife, and Theresa Donsbach, a single woman by Warranty Deed dated February 21, 1991, which instrument is recorded in Official Records Book 11064, page 1646, of the Public Records of Pinellas County, Florida; and,

WHEREAS, the Grantor was not joined by her husband in the previous conveyance of their homestead property and that instrument did not set forth the authority of the Grantor as Trustee to convey real property under the terms of said Trust;

WHEREAS, in order to correct these errors, the Grantors and the Grantees desire to make and execute this deed of correction;

WHEREAS, the Trustee, as Grantor herein, represents that: they are duly appointed and qualified to act as Trustee under the Trust identified hereinabove in all things preliminary to and in and about this conveyance of real property; the terms and conditions of such Trust have been met; and they have the power and authority to execute this deed.

NOW THEREFORE, the Grantors, by virtue of the power and authority to them given by the Statutes of the State of Florida and in consideration of the sum of One Dollar and other good and valuable consideration to said Grantors in hand paid by said Grantees,

TRUSTEES CORRECTIVE WARRANTY DEED

the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land:

Lot 161 LAKE SHORE ESTATES, FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 39, Pages 64-66, Public Records of Pinellas County, Florida.

TO HAVE AND TO HOLD unto the Grantee, their heirs and assigns, with every right, title and interest of which the Grantor is now seized and possessed as Trustee as aforesaid, 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, and hereby warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

* Grantor and Grantee are used for singular or plural, as the context requires.

This deed is executed as a corrective deed given and accepted in place of that deed executed by the Grantor to the Grantee as set forth above and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original deed.

IN WITNESS WHEREOF, the Grantors and the Grantees have hereunto set their hand and seal the day and year next written below.

GRANTORS:

Carol C. Donsbach
Carol C. Donsbach, Trustee

Alfons Egon Donsbach
Alfons Egon Donsbach

WITNESSES:

Richard Gottlieb
RICHARD GOTTLIEB

Karen Goode
KAREN GOODE

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PINELLAS) ss.

The foregoing instrument was acknowledged before me on November 13, 2014, by Carol C. Donsbach, Trustee and Alfons Egon Donsbach, who are personally known to me.

Karen Goode
Notary Public

