STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (888) 721-0510

Website: www.leepa.org

MEMBER

July 27th, 2021

Corrine Collins
Real Estate Paralegal
Duncan & Associates, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901

Re: Folio ID(s): 10256035
Instrument No.: 2021000240782

Dear Corrine Collins,

Our office received a copy of the above referenced document recorded with Lee County Clerk of Courts, however, we have not updated our records due to the reason(s) specified below:

☐ Our records indicate the grantor is not the owner of record.

☐ The legal description is missing, or illegible.

☑ Legal description error: The legal description describes more property than the grantor owns.

☐ The legal description splits the property, jurisdiction requirements must be met. For more information regarding the process, please contact:

☐ The property description on our website should not be used for legal documents. It is a condensed version of the original legal description recorded in public records and for internal use only.

☑ Other: Missing OR 4170 PG 3961 which lesses out West 30ft of property.

Please note: We are unable to process the deed due to the issue described above. We recommend that you contact a title company, attorney, or other professional if you need assistance in resolving the issue. Your circumstance may require recording a new deed, document or some other type of action.

If you have any questions regarding this letter, or need additional information, please contact our office at the number listed below, or visit our website at www.leepa.org.

Respectfully,

GIS Department
Telephone: (888) 721-0510
Email: GISTeam@leepa.org

SEZ2021-00010, Lee County ePlan
Linda Doggett, Lee County Clerk Of Circuit Court
INSTR. # 2021000255010, Doc Type D, Pages 2, Recorded 8/3/2021 at 9:14 AM, Deputy Clerk TKING ERECORD
Rec Fees: $18.50 Deed Doc: $0.70
Supplemental info to original application - dated 08-03-2021

Prepared by and return to:
Corrine Collins
Real Estate Paralegal
Duncan & Associates, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901
239-334-4574
File Number: **2021.362**
Will Call No.:

[Space Above This Line For Recording Data]

Corrective and Confirmatory Deed given to correct the legal description in that certain Warranty Deed recorded July 21, 2021 as Instrument Number 2021000240782, Public Records of Lee County, Florida.

Warranty Deed

This Warranty Deed made this 30th day of **July, 2021** between **Frederick J. Snyder and Patti K. Snyder, husband and wife** whose post office address is **1618 SW Santa Barbara Place, Cape Coral, FL 33991**, grantor, and **City of Fort Myers, a Municipal Corporation** whose post office address is **P.O. Drawer 2217, Fort Myers, FL 33902**, 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 and 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 **Lee County**, **Florida** to-wit:

The North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 45 South, Range 25 East, Lee County, Florida; LESS the West 30 feet thereof.

Parcel Identification Number: 10-45-25-00-00006.0060

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

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, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Becky Wheeler

Witness Name: Lisa LaLonde

Witness Name: Becky Wheeler

Witness Name: Lisa LaLonde

This is an acknowledgement clause: no oath or affirmation was administered to the signer.

(Seal)
Frederick J. Snyder

This is an acknowledgement clause: no oath or affirmation was administered to the signer.

(Seal)
Patti K. Snyder

State of Ohio
County of Williams

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 30th day of July, 2021 by Frederick J. Snyder and Patti K. Snyder, who [_] are personally known or [X] have produced a driver's license as identification.

REBECCA SUE WHEELER
Notary Public, State of Ohio
My Commission Expires November 5, 2023

Notary Public

Printed Name: Rebecca Sue Wheeler

My Commission Expires: 11/05/2023