

**This Document Prepared By:**

Curphey & Badger PA  
Shauna Curphey  
28100 US Hwy 19 North, Ste 300  
Clearwater, Florida 33761

**After Recording Return To:**

**Mail Tax Statements To:**

U-Haul Co. of Florida, a Florida corporation  
2727 N. Central Ave  
Phoenix, AZ 85004

**Property Tax ID:** 484213-01-0023

**File** 8434FL

**THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THE PRIOR DEED WHICH RECORDED ON 10/30/2015 AT 03:57 PM AS INSTRUMENT # 113319780 UPON WHICH TRANSFER TAX WAS PAID IN THE AMOUNT OF \$4961.60.**

**CORRECTIVE SPECIAL WARRANTY DEED**

This CORRECTIVE SPECIAL WARRANTY DEED, executed this 25<sup>th</sup> day of January 2016, by and between MICHAEL S. STAFFORD and KAREN E. STAFFORD, husband and wife whose address is 3038 Hawks Glen, Tallahassee, FL 32312, hereinafter called GRANTORS, grants to U-HAUL CO. OF FLORIDA, a Florida corporation, whose address is 2727 N. Central Ave, Phoenix, AZ 85004, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" 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.

Witnessed: That GRANTORS, for and in consideration of the sum of \$708,750.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remise, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Broward County, Florida:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 484213-01-0023

Commonly known as 1120 Northeast 48<sup>th</sup> Street, Pompano Beach, FL 33064

Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

**DRC**

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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 Grantors hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby specially 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, 2015.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year first written above.

Signed, sealed and delivered in our presence

Witnesses:

Peter Burris  
Witness

Peter Burris  
Print Name

Chester Parrish  
Witness

Chester Parrish  
Print Name

STATE OF Florida

COUNTY OF Leon

Michael S. Stafford  
MICHAEL S. STAFFORD  
Karen E. Stafford  
KAREN E. STAFFORD

The foregoing instrument was hereby acknowledged before me this 25th day of January, 2015, by MICHAEL S. STAFFORD and KAREN E. STAFFORD, who are personally known to me or who have produced FL Drivers License as identification, and who signed this instrument willingly.



**Diamond M. Popour**  
State of Florida  
MY COMMISSION # FF 9856  
Expires: April 18, 2017

Diamond M. Popour  
Notary Public  
My commission expires: April 18, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**DRC**

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**EXHIBIT "A"**

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B," PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89° 59' 55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00° 36' 05"W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00° 36' 05" W, 295.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE RUN "WEST 278.65 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N15° 39' 33"E, 98.66 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT THENCE RUN N07° 06' 36"E, 202.30 FEET TO A POINT THAT IS 35 FEET SOUTH OF SAID NORTH BOUNDARY OF TRACT 1; THENCE RUN S89° 59' 55"E, 95.08 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.07 ACRES, MORE OR LESS.

AND

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89° 59' 55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00° 36' 05" W, 35.00 FEET TO A POINT; THENCE RUN N89° 59' 55"W, 95.08 FEET ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N89° 59' 55"W, 103.77 FEET ALONG SAID LINE TO A POINT, THENCE RUN S15° 39' 33"W, 208.49 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET TO A POINT, THENCE RUN N07° 06' 36"E, 202.30 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.55 ACRES MORE OR LESS.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 968, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND SUBJECT TO THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 991, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**DRC**

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9/1/2021