Curative Notice Per Section 689.041, Florida Statutes

Scrivener’s Error in Legal Description

The undersigned does hereby swear and affirm:

1. The deed which transferred title from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in Official Records \_\_\_\_\_\_, Page \_\_\_\_\_ and/or Instruments No. \_\_\_\_\_\_\_\_\_\_\_\_, of the Official Records of \_\_\_\_\_\_\_\_\_ County, Florida {herein after referred to as “first erroneous deed”}, contained the following erroneous legal description:

[insert incorrect legal description]

[insert and repeat paragraph 2 to include each subsequent erroneous deed in the chain of title containing the same erroneous legal description:

2. The deed transferring title from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in Official Records \_\_\_\_\_\_\_, Page \_\_\_\_\_\_, and/or Instrument No. \_\_\_\_\_\_\_\_\_\_\_\_, of the Official Records of \_\_\_\_\_\_\_\_\_\_\_\_ County, Florida, contains the same erroneous legal description described in the first erroneous deed.]

3. I have examined the Official Records of the county in which the intended real property is located and have determined that the Deed dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ and/or Instrument Number \_\_\_\_\_\_\_\_\_\_\_\_, Official Records of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, Florida, established that record title to the intended real property was held by the grantor of the first erroneous deed at the time the first erroneous deed was executed.

4. The undersigned has examined or caused to be examined the Official Records of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, County, Florida and certifies that:

a. Record title to the intended real property was held by the grantor of the first erroneous deed, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, at the time that the deed was executed.

b. None of the grantor of the first erroneous deed or the grantors of any subsequent erroneous deeds listed above held record title to any property other than the intended real property in the same

1. Subdivision, condominium or cooperative; or

2. Section, township, and range, if described in this manner, at any time within 5 years before the date that the erroneous deed was executed.

c. The intended real property is not described by a metes and bounds legal description.

5. This notice is made to establish that the real property described as:

[insert legal description of the intended real property]

(hereinafter referred to as the “intended real property”) was the real property that was to have been conveyed in the first erroneous deed [and all subsequent erroneous deed].

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_(year), by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name of person making statement).

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ OR Produced Identification

Type of Identification Produced