File No.:

Prepared by and Return to:

**CURATIVE NOTICE**

**Per Section 689.041, F.S.**

**Scrivener’s Error In Legal Description**

The undersigned does hereby swear and affirm:

1. The deed which transferred title from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Name] to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Name] on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Date] and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Record Date] in O.R. Book \_\_\_\_\_\_\_\_\_\_\_\_\_, Page \_\_\_\_\_\_\_\_\_\_\_\_\_, and/or Instrument No.: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of the Official Records of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, Florida, (hereinafter referred to as “first erroneous deed”) contained the following erroneous legal description:

[Insert Erroneous Legal Description]

2. The deed transferring title from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Name] to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Name] and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Record Date] in O.R. Book \_\_\_\_\_\_\_\_\_\_\_\_\_, 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 or have had someone else examine the Official Records of the County in which the intended real property is located and have determined that the deed dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Insert Date], and recorded on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Record Date] in O.R. Book \_\_\_\_\_\_\_\_\_\_\_, Page \_\_\_\_\_\_\_\_\_ and/or Instrument No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Official Records of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, Florida, establishes 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. I have examined or have had someone else examine the Official Records of \_\_\_\_\_\_\_\_\_\_\_\_\_\_ [insert name of County] County, Florida, certify that:

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

 b. The grantor of the first erroneous deed and the grantors of any subsequent erroneous deeds listed above did not hold record title to any property other than the intended real property in either the same subdivision, condominium or cooperative or the same section, township and range, if described in this manner, at any time within the 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 intended to be conveyed in the first erroneous deed and all subsequent erroneous deeds.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

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

STATE OF FLORIDA

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

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_, by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Personally Known ☐ OR Produced Identification ☐.

Type of Identification Produced: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public, State of Florida

Name:
My Commission Expires:
My Commission Number is: