

Prepared by and return to:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

File Number: T2014832

(Space Above This Line For Recording Data)

Corrective Warranty Deed

This Warranty Deed made this 13th day of October, 2014, between Tim Quinn and Michele Quinn, husband and wife, whose post office address is 182 Mar St., St. Pete Beach, FL, 33706 grantor, and KC Property Group, LLC, whose post office address is P.O. Box 491637, Leesburg, FL 34429, 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 the Citrus County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

****THIS DEED IS BEING GIVEN TO CORRECT A SCRIVENORS ERROR IN THE LEGAL DESCRIPTION IN THAT CERTAIN DEED RECORDED IN BOOK 2639, PAGE 1661, OFFICIAL RECORDS, CITRUS COUNTY, FLORIDA.**

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, 2013.

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:

Stella V. Eiland
Witness Name: Stella V. Eiland
Jeri Lynn Diehl
Witness Name: Jeri Lynn Diehl
State of Florida
County of Citrus

Tim Quinn
TIM QUINN
Michele Quinn
MICHELE QUINN

The foregoing instrument was acknowledged before me this 27th day of October, 2014 by
TIM QUINN AND MICHELE QUINN, husband and wife, who ☐ are personally known to me or ☐ have
produced valid FLDL as identification.



Stella V. Eiland
Notary Public
Printed Name: Stella V. Eiland
My Commission Expires: _____

Commence at the SW Corner of Lot 19, Homosassa Company's Subdivision of Section 29, Township 19 South, Range 17 East, as recorded in Plat Book 1, Page 5, Public Records of Citrus County, Florida, thence S. 88° 34' 20" E., along the South line of said lot 19, a distance of 172 feet to a point on the southeasterly right-of-way line of State Road No. S-490-A, thence N. 26° 34' 20" E., 115.08 feet, thence N. 23° 17' 10" E., 44.87 feet, thence N 89° 55' 40" E, 402.40 feet to the P.C. of a curve, concaved northwesterly, having a central angle of 38° 13' 55" and a radius of 115.41 feet, thence northeasterly along the arc of said curve a distance of 77.01 feet to the P.T. of said curve, thence N 51° 41' 45" E, 15 feet to the P.C. of a curve, concaved southeasterly, having a central angle of 29° 57' 20" and a radius of 205.58 feet, thence northeasterly along the Arc of said curve a distance of 107.48 feet to the P.T. of said curve, thence N 81° 39' 05" E, 56.85 feet to the P.C. of a curve, concaved northwesterly, having a central angle of 77° 11' 40" and a radius of 62.64 feet, thence northeasterly along the arc of said curve a distance of 55.79 feet to the point of beginning, thence continue northeasterly along the arc of said curve a distance of 28.60 feet to the P.T. of said curve (chord bearing and distance between said points being N 17° 32' 20" E., 28.36 feet), thence N. 4° 27' 25" E., 10.70 feet, thence S. 71° 05' 17" E., 93 feet, more or less, to the waters of Halls River, thence S 4° 27' 25" W., along said waters a distance of 62.50 feet to a point that bears S 59° 22' 45" E., from the point of beginning, thence N 59° 22' 45" W., 107.44 feet, more or less, to the point of beginning; and being portions of lots 16 and 17 of unrecorded Blue Springs Park.

LESS:

Commence at the SW corner of Lot 19, Homosassa Company's Subdivision of Section 29, Township 19 South, Range 17 East, as recorded in Plat Book 1, page 5, Public Records of Citrus County, Florida, thence S 88° 34' 20" E. along the South line of said lot 19 a distance of 172 feet to a point on the southeasterly right-of-way line of State Road No. S-490-A, thence N. 26° 34' 20" E, 115.08 feet, thence N. 23° 17' 10" E 44.87 feet, thence N 89° 55' 40" E 402.49 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 38° 13' 55" and a radius of 115.41 feet, thence northeasterly along the arc of said curve a distance of 77.01 feet to the P.T. of said curve, thence N 51° 41' 45" E 15 feet to the P.C. of a curve, concaved Southeasterly, having a central angle of 29° 57' 20" and a radius of 205.58 feet, thence Northeasterly along the arc of said curve a distance of 107.48 feet to the P.T. of said curve, thence N. 81° 39' 05" E., 56.85 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 77° 11' 40" and a radius of 62.64 feet, thence northeasterly along the arc of said curve a distance of 75.44 feet to the Point of Beginning, thence continue Northeasterly along the arc of said curve a distance of 8.95 feet to the P.T. of said curve, thence N. 4° 27' 25" E 10.70 feet, thence S. 71° 05' 17" E, 93 feet, more or less, to the waters of Halls River, thence S 4° 27' 25" W, along said waters a distance of 31.25 feet; thence in a straight line to the Point of Beginning; and being portions of Lots 16 and 17 of unrecorded Blue Springs Park.