

Res. \$18.50  
STS 704

Prepared By:  
Record and Return to:  
Cheryl Ann Sullivan  
P.O. Box 430894  
Big Pine Key, FL 33043

**CORRECTIVE WARRANTY DEED**

This Warranty Deed, Made the 13 day of January, 2021, by **John W. Foster and Patti Foster, husband and wife**, whose post office address is: **10095 W. Pamondeho Circle, Crystal River, FL 34428**, hereinafter called the "Grantor", to **Cheryl Ann Sullivan and Peggy L. Benyo, as Joint Tenants with Rights of Survivorship**, whose post office address is: **P. O. Box 430894, Big Pine Key, FL 33043**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Citrus County, Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**\*\*This Warranty Deed is being recorded to correct witnesses in deed recorded in Official Record Book 2966, Page 1414 of the Public Records of 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 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*  
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: <u>[Signature]</u>	<u>[Signature]</u>
Printed Name: <u>Bailey Bennis</u>	<u>John W. Foster</u>
Witness Signature: <u>[Signature]</u>	<u>[Signature]</u>
Printed Name: <u>Carrie McLaughlin</u>	<u>Patti Foster</u>

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of January, 2021 by **John W. Foster and Patti Foster, husband and wife**. He/She/They is/are  Personally Known OR  Produced drivers license(s) as Identification.

[Signature]  
Notary Public Signature \_\_\_\_\_ (SEAL)  
Printed Name: Bailey Bennis  
My Commission Expires: \_\_\_\_\_  
 Online Notary (Check Box if acknowledgment done by Online Notarization)



EXHIBIT "A"

LOT 53:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.59 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concave Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.59 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degree 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 207.68 feet, thence East 218.39 feet, thence South 8 degrees 33' 44" West 219.50 feet to the Point of Beginning.

Subject to an easement across the following described lands for road right-of-way:  
Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.59 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concave Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.59 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concave Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degree 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 50 feet to a point on a cul-de-sac, concave Southeasterly, having a central angle of 300 degrees and a radius of 50 feet, thence Northeasterly and Southeasterly along the arc of said cul-de-sac a distance of 74.55 feet to a point (chord bearing and distance between said points being South 64 degrees 12' 24" East 67.90 feet), thence South 81 degrees 26' 16" East 80.50 feet, thence South 8 degrees 33' 44" West 25 feet to the Point of Beginning.  
Subject to an easement across the existing canal along the Northerly boundary thereof.

NOTE: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENT AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE SUBDIVIDED PARCELS.

\*\*\*FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.