

Prepared by and Return to:

Leah Miller
J. Riley Williams, PLC
12443 San Jose Blvd. Suite 303
Jacksonville, FL 32223

***CORRECTIVE QUIT CLAIM DEED**

This Corrective Quit Claim Deed is being done to correct the defective Quit Claim Deed recorded in the Citrus County Public Records recorded in Book 3117, Page 1489 on December 16, 2020 and is exempt from payment of Florida Documentary Stamp Taxes pursuant to Florida Administrative Code Rule 12B-4.014 in that no consideration is being paid for the transfer hereunder and the conveyance hereunder is made to correct a deficiency in the prior conveyance.

THIS QUIT CLAIM DEED is made as of this 29 day of **July, 2021**, by and between **Costa & Sons Inc.**, whose address is 15775 SE 105th Terrace, Summerfield, FL 34491 ("Grantor"), and **Joseph L. & Karen S. Crews**, whose address is 1220 N. Sloan Terrace, Lecanto, FL 32261 ("Grantee")

WITNESSETH:

GRANTOR for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, release and quit-claim unto Grantee forever, all the right, interest, claim and demand which Grantor has in and to the real property, situate, lying and being in **Citrus County, State of Florida** more particularly described as:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit of Grantee forever.

Preparer has not examined the title to the property described herein, no warranty or other representation is made and no opinion is expressed or implied as to the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

***THIS CORRECTIVE QUIT CLAIM DEED IS BEING GIVEN TO CORRECT A SCRIVENER'S ERROR CONTAINED IN THE QUIT CLAIM DEED DATED DECEMBER 16, 2020 AND RECORDED IN OFFICIAL RECORDS BOOK 3117, PAGE 1489 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA ("ORIGINAL DEED"), IN WHICH THE LEGAL DESCRIPTION OF THE ORIGINAL DEED WAS INCORRECT. THE CORRECT LEGAL DESCRIPTION FOR THE PROPERTY DESCRIBED HEREIN IS SET FORTH AT ATTACHED EXHIBIT "A".**

[Signature & Notary acknowledgements to follow]

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the day and year first above written.

WITNESSES:

Costa & Son Inc.

Nancy Bierema
Print Name: NANCY BIEREMA

Johanna Costa
Johanna Costa, President

Cathy Fox
Print Name: Cathy Fox

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29 day of July, 2021 by **Johanna Costa, President of Costa & Son, Inc.**, who [] is personally known or [] has produced a driver's license as identification. FL DC 2020420437012

Catherine Simmons Fox
Print Name: _____
Notary Public, State of _____
My Commission Expires _____



CATHERINE SIMMONS FOX
Commission # GG 187661
Expires April 5, 2022
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Lots 241, 242, 269, 270, 271, 272, 273, 274, 293, 294, 295, 296, 313, 315 and 316 TIMBERLANE ESATES REVISED, according to the map or plat thereof as recorded in Plat Book 11, Pages 32 and 33, public records of Citrus County, Florida. Being further described as follows:

Commence at the SW corner of Section 27, Township 18 S, Range 18 E, said point also being the SW corner of TIMBERLANE ESTATE REVISED according to the map or plat there of as recorded in Plat Book 11, Pages 32 and 33, Public Records of Citrus County, Florida; thence N 00° 22' 50" E, along the West boundary line of said Plat, said line also being West line of said Section 27, 379.01 feet to the POINT OF BEGINNING, said point also being the SW corner of lot 241 of said plat; thence continue N 00° 22' 50" E, along said West boundary line, 956.84 feet to the NW corner of lot 272 of said plat; thence N 89° 26' 21" E, 676.83 feet to the SW corner of lot 293 of said plat; thence N 00° 16' 47" E, along said West boundary line 1280.50 feet to a point on the West line of lot 316; thence departing said West boundary line N 89° 29' 32" E, 2.00 feet to the Northerly projection of the West line of lands described in Official Records Book 634, Page 233, Public Records of Citrus County, Florida; thence S 00° 11' 41" E, 1327.29 feet to a point on the North line of lands described in Official Records Book 1622, Pages 220 and 221, Public Records of Citrus County, Florida; thence S 89° 02' 40" W; 652.34 feet, to the NW corner of lands described in Official Records Book 672, Pages 354 and 355, Public Records Citrus County, Florida, thence S 00° 14' 12" E, 905.79 feet to the SW corner of lands described in Official Records Book 1385, Page 494, Public Records Citrus County, Florida, said point also being on the South line of the aforementioned lot 241; thence N 90° 00' 00" W, along said South line 47.41 feet to the POINT OF BEGINNING. Containing 1.9 acres more or less.
