

Parcel Identification No:

This Instrument Prepared By
and Return to:

STEPHEN J. STRALEY, ESQ.
STRALEY | OTTO
2699 STIRLING ROAD, SUITE C-207
FT. LAUDERDALE, FLORIDA 33312

CORRECTIVE QUITCLAIM DEED

This Corrective Quitclaim Deed, made this 12 day of October, 2023 between CATHLENE MCDONALD A/K/A CATHY MCDONALD, A SINGLE WOMAN, whose address is 3596 S. CLOVER PARK TER., INVERNESS, FLORIDA 34450, Grantor, and CATHLENE MCDONALD AS TRUSTEE OF THE CATHLENE MCDONALD DECLARATION OF TRUST DATED AUGUST 8, 2023, whose address is 3596 S. CLOVER PARK TER., INVERNESS, FLORIDA 34450, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of LOVE AND AFFECTION (\$0.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 equity, for the use, benefit and profit of the said Grantee forever.

This Corrective Quit Claim Deed is being recorded to correct the legal description in Legal #6 of the Quit Claim Deed recorded in Official Records Book 3403 at Page 619 in the Public Records of Citrus County, Florida.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AT REQUEST OF GRANTOR.

In Witness Whereof, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Melinda Frederick
Print Name: Melinda Frederick

Cathlene McDonald
CATHLENE MCDONALD A/K/A
CATHY MCDONALD
3596 S. CLOVER PARK TER.
INVERNESS, FLORIDA 34450

Mary Percht
Print Name: Mary Percht

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization this 12 day of October, 2023 by CATHLENE MCDONALD A/K/A CATHY MCDONALD who is personally known to me or has produced a Valid Photo ID, as identification and did take an oath.

My Commission Expires:
SEAL:

Melinda Frederick
Notary Signature

MELINDA FREDERICK
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 24, 2026
COMMISSION NO. HH291621

EXHIBIT "A"

Parcel Identification No.: 20E19S260110 00240 0110

PARCEL 36: COMMENCING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 24 OF LAKE ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 4, PAGES 13 THROUGH 18 INCLUSIVE CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°05'28" W A DISTANCE OF 240 FEET TO THE NORTHWEST CORNER OF LOT 35 OF THE AFORESAID BLOCK 24, THENCE S 00°50'15" W A DISTANCE OF 160 FEET TO THE SOUTHWEST CORNER OF LOT 34 OF THE AFORESAID BLOCK 24, THENCE S 89°05'28" E A DISTANCE OF 240 FEET TO THE SOUTHEAST CORNER LOT 12 OF THE AFORESAID BLOCK 24, THENCE N 00°50'15" E A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

PARCEL 37: COMMENCING AT THE NORTHEAST CORNER OF LOT 13, BLOCK 24 OF LAKE ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 4, PAGES 13 THROUGH 18 INCLUSIVE CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°05'28" W A DISTANCE OF 240 FEET TO THE NORTHWEST CORNER OF LOT 33 OF THE AFORESAID BLOCK 24, THENCE S 00°50'15" W A DISTANCE OF 160 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF THE AFORESAID BLOCK 24, THENCE S 89°05'28" E A DISTANCE OF 240 FEET TO THE SOUTHEAST CORNER LOT 14 OF THE AFORESAID BLOCK 24, THENCE N 00°50'15" E A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

PARCEL 38: COMMENCING AT THE NORTHEAST CORNER OF LOT 15, BLOCK 24 OF LAKE ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 4, PAGES 13 THROUGH 18 INCLUSIVE CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°05'28" W A DISTANCE OF 240 FEET TO THE NORTHWEST CORNER OF LOT 31 OF THE AFORESAID BLOCK 24, THENCE S 00°50'15" W A DISTANCE OF 160 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF THE AFORESAID BLOCK 24, THENCE S 89°05'28" E A DISTANCE OF 240 FEET TO THE SOUTHEAST CORNER LOT 16 OF THE AFORESAID BLOCK 24, THENCE N 00°50'15" E A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

PARCEL 39: COMMENCING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 24 OF LAKE ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 4, PAGES 13 THROUGH 18 INCLUSIVE CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°05'28" W A DISTANCE OF 240 FEET TO THE NORTHWEST CORNER OF LOT 29 OF THE AFORESAID BLOCK 24, THENCE S 00°50'15" W A DISTANCE OF 240 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF THE AFORESAID BLOCK 24, THENCE S 89°05'28" E A DISTANCE OF 240 FEET TO THE SOUTHEAST CORNER LOT 19 OF THE AFORESAID BLOCK 24, THENCE N 00°50'15" E A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING.

PARCEL 40: COMMENCING AT THE NORTHEAST CORNER OF LOT 20, BLOCK 24 OF LAKE ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK 4, PAGES 13 THROUGH 18 INCLUSIVE CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°05'28" W A DISTANCE OF 120 FEET TO THE NORTHWEST CORNER OF LOT 20 OF THE AFORESAID BLOCK 24, THENCE S 00°50'15" W A DISTANCE OF 294.83 FEET TO THE SOUTHERN MOST CORNER OF LOT 21 OF THE AFORESAID BLOCK 24, THENCE N 31°03'30" E AND ALONG THE SOUTHEASTERLY LINE OF AOFRESAID LOT 21 A DISTANCE OF 238.28 FEET, THENCE N 00°50'15" E A DISTANCE OF 88.83 FEET TO THE POINT OF BEGINNING.