

Prepared by and return to:

**Pam Lindenburg**  
**ARK Title Services, LLC**  
**3030 Starkey Boulevard, Suite 203**  
**New Port Richey, FL 34655**  
**(813) 579-2156**  
File Number: 21-008  
Consideration: \$573,000.00

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## Warranty Deed

**This Warranty Deed** made this 4th day of March, 2021 between **Scot Middleton and Joyce Middleton, Husband and Wife** whose post office address is **1630 Virginia Lee Circle, Brooksville, FL 34602**, grantor, and **Eyad Abuimaish and Lina T. Abuimaish, Husband and Wife**, as joint tenants with right of survivorship whose post office address is **1630 Virginia Lee Circle, Brooksville, FL 34602**, 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 **Hernando County, Florida** to-wit:

**A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE N 00° 00' 53" E, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 26, 692.95 FEET TO THE POINT OF BEGINNING; THENCE S 89° 59' 29" W 404.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 90° 01' 27" A RADIUS OF 115.00 FEET, A CHORD BEARING OF N 44° 59' 47" W AND CHORD OF 162.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, 180.69 FEET TO A POINT OF TANGENCY; THENCE N 00° 00' 56" E 295.47 FEET; THENCE N 89° 49' 53" E 520.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE S 00° 00' 53" W 411.97 FEET TO THE POINT OF BEGINNING.**

**ACCESS TRACT**

**A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 89° 42' 36" W, ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 25, 85.00 FEET TO THE POINT OF BEGINNING; THENCE N 00° 17' 24" E 122.82 FEET; THENCE N 54° 49' 12" E 1723.58 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE N 00° 03' 52" W, ALONG SAID EAST BOUNDARY, 211.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 89° 49' 59" W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, 60.30 FEET; THENCE S 00° 03' 52" E 180.76 FEET; THENCE S 54° 49' 12" W 1656.50 FEET; THENCE N 39° 20' 33" W 654.20 FEET; THENCE S 89° 52' 37" W 164.24 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE S 00° 07' 23" E, ALONG SAID WEST BOUNDARY, 60.00 FEET; THENCE N 89° 52' 37" E 135.76 FEET; THENCE S 39° 20' 33" E 612.82 FEET; THENCE S 08° 56' 51" N 166.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE S 89° 42' 36" E, ALONG SAID SOUTH BOUNDARY, 85.00 FEET TO THE POINT OF BEGINNING.**

**AND**

**THE EAST 60.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 30.00 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 30.00 FEET OF THE WEST 70.00 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 30.00 FEET OF THE WEST 70.00 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 30.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 30.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 30.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 60.00 FEET OF THE EAST 1/2 OF THE**

**SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 23 EAST, HERNANDO COUNTY, FLORIDA.**

**AND**

**A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE N 00° 00' 53" E, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 26, 632.96 FEET TO THE POINT OF BEGINNING; THENCE S 89° 59' 29" W 404.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 90° 01' 27", A RADIUS OF 175.00 FEET, A CHORD BEARING OF N 44° 59' 47" W AND CHORD OF 247.54 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 274.96 FEET TO A POINT OF TANGENCY; THENCE N 00° 00' 56" E 1032.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A DELTA OF 89° 29' 44", A RADIUS OF 175.00 FEET, CHORD BEARING OF N 44° 45' 48" E AND CHORD OF 246.40 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 273.35 FEET TO A POINT OF TANGENCY; THENCE N 89° 30' 40" E 406.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST OF SAID SECTION 26; THENCE S 00° 03' 53" W, ALONG SAID EAST BOUNDARY, 60.00 FEET; THENCE S 89° 30' 40" W 406.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A DELTA OF 89° 29' 44", A RADIUS OF 115.00 FEET, A CHORD BEARING OF S 44° 45' 48" W AND CHORD OF 161.92; THENCE ALONG THE ARC OF SAID CURVE, 179.63 FEET TO A POINT OF TANGENCY; THENCE S 00° 00' 56" W 1032.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 90° 01' 27", A RADIUS OF 115.00 FEET, A CHORD BEARING OF S 44° 59' 47" E AND A CHORD OF 162.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, 160.69 FEET TO A POINT OF TANGENCY; THENCE N 89° 59' 29" E 404.95 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE S 00° 00' 53" W, ALONG SAID EAST BOUNDARY, 60.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 20 EAST; THENCE N 89° 42' 36" W, ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 25, 85.00 FEET; THENCE N 00° 17' 24" E 122.82 FEET TO THE POINT OF BEGINNING; THENCE N 04° 16' 26" W 69.93 FEET; THENCE N 54° 49' 12" E 18.14 FEET; THENCE S 04° 27' 57" E 69.79 FEET; THENCE S 54° 49' 12" W 18.42 FEET TO THE POINT OF BEGINNING.**

**UTILITIES TRACT**

**AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; THENCE N 89° 42' 36" W, ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 25, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N 89° 42' 36" W, ALONG SAID SOUTH BOUNDARY, 15.00 FEET; THENCE N 00° 17' 24" E 122.82 FEET; THENCE N 04° 16' 26" W 69.93 FEET; THENCE N 00° 56' 15" W 1139.34 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 00° 10' 07" W 15.00 FEET; THENCE S 89° 50' 17" E 64.01 FEET; THENCE N 00° 10' 07" W 24.50 FEET; THENCE S 89° 50' 17" E 40.30 FEET TO A POINT ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S 89° 49' 50" E 9.70 FEET; THENCE S 00° 10' 07" E 39.50 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE CONTINUE S 00° 10' 07" E 10.50 FEET; THENCE N 89° 50' 11" W 50.00 FEET; THENCE N 00° 10' 07" W 10.50 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N 69° 50' 17" W, ALONG SAID SOUTH BOUNDARY, 49.01 FEET; THENCE S 00° 56' 15" E 1128.85 FEET; THENCE S 04° 27' 57" E 69.79 FEET; THENCE S 00° 17' 24" W 113.51 FEET TO THE POINT OF BEGINNING.**

**Parcel Identification Number: R25 423 20 7053 0000 0300**

**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 12/31/2020.

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:

Sean Kwiatkowski  
Witness  
Printed Name: Sean Kwiatkowski

Scot Middleton  
Scot Middleton  
PO Address: 1630 Virginia Lee Circle  
Brooksville, FL 34602

Richard Ackley  
Witness  
Printed Name: Richard Ackley

Sean Kwiatkowski  
Witness  
Printed Name: Sean Kwiatkowski

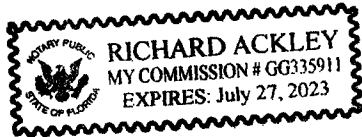
Joyce Middleton  
Joyce Middleton  
PO Address: 1630 Virginia Lee Circle  
Brooksville, FL 34602

Richard Ackley  
Witness  
Printed Name: Richard Ackley

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of March, 2021 by Scot Middleton and Joyce Middleton who  are personally known or  have produced RL PL as identification.

[Seal]



Richard Ackley  
Notary Public  
Print Name: Richard Ackley  
My Commission Expires: \_\_\_\_\_