

Prepared by and After Recording Return to:
Scott D. Stamatakis, Esq. on behalf of
Florida Consumer Lawyers
P.O. Box 341499
Tampa, Florida 33694

Quit Claim Deed

Made this 24th day of March, 2021 A.D. by **BETH AND WENDY CORPORATION A/K/A BETH AND WENDY CORP, A DISSOLVED FLORIDA CORPORATION** whose post office address is: 800 E. BAKER ASTREET, TAMPA, FLORIDA 33603 hereinafter called the grantor, to the **JMBA GROUP, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP**, whose post office address is: 800 E. BAKER ASTREET, TAMPA, FLORIDA 33603 hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in HERNANDO County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

As the Sole Surviving Director and President

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 the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

BETH AND WENDY CORPORATION, A DISSOLVED FLORIDA CORPORATION



By ANNE MCQUEEN as the Sole Surviving Director and President

Witness 1 Sign Name: *Sabrina Darville*

Witness 1 Print Name: Sabrina Darville

Witness 2 Sign Name: *Calvin Darville*

Witness 2 Print Name: Calvin Darville

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 24th day of March, 2021, by ANNE MCQUEEN, who took an oath or who did not take an oath and who is/are personally known to me or who has/have produced the following identification below:

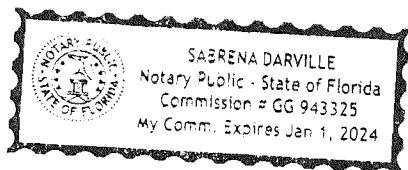
Driver's License

Other: _____

Notary Public-Sign Name: *Sabrina Darville*

Notary Public-Print Name: Sabrina Darville

My Commission Expires (Affix Seal or Stamp): 1-1-2024



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EXHIBIT "A"- LEGAL DESCRIPTIONS

PARCEL I:

Parcel 1: A portion of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 23 South, Range 21 East, Hernando County, Florida, being more particularly described as follows: For a Point of Reference commence at the Northeast corner of the Northwest 1/4 of said Section 5; thence South 89 degrees 19'06" East, along the North boundary of said Section 5, 158.81 feet; thence South 00 degrees 20'54" West, 132.00 feet to a point on the Southerly right-of-way line of State Road No. 50 and the POINT OF BEGINNING; thence South 89 degrees 39'06" East, along said Southerly right-of-way line 441.19 feet; thence South 00 degrees 20'54" West, 670.00 feet; thence North 89 degrees 39'06" West, parallel with said Southerly right-of-way line, 441.19 feet; thence North 00 degrees 20'54" East, 670.00 feet to the POINT OF BEGINNING.

**A/K/A: CORTEZ BLVD
PIN: R05 423 21 0000 0030 0020**

PARCEL II:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 23 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of the Northwest 1/4 of said Section 5; thence North 89°39'06" West along the North boundary of said Section 5, 94.19 feet; thence South 00°20'54" West, 132.00 feet to a point on the Southerly right of way line of State Road No. 50 and the POINT OF BEGINNING; thence run North 89°39'06" West along said Southerly right of way line, 275.86 feet; thence Southeasterly 104.47 feet along the arc of a curve to the right, said curve having a radius of 85.00 feet, a central angle of 70°25'21" and a chord bearing and distance of South 54°26'26" East, 98.02 feet; thence South 19°13'45" East 59.58 feet; thence Southeasterly 110.62 feet along the arc of a curve to the left, said curve having a radius of 90.00 feet, a central angle of 70°25'21", and a chord bearing and distance of South 54°26'26" East, 103.79 feet; thence South 89°39'06" East, 91.02 feet; thence North 00°20'54" East, 172.50 feet to the POINT OF BEGINNING.

**A/K/A: CORTEZ BLVD
PIN: R05 423 21 0000 0030 0024**

PARCEL III:

Tract No. 34, POTTERFIELD GARDEN ACRES, SECTION "H", according to the plat thereof as recorded in Plat Book 5, Page 28, of the Public Records of Hernando County, Florida.

**A/K/A: ARIZONA ST
PIN: 25 222 18 3100 0000 0340**

PARCEL IV:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

**A/K/A: 26063 DARK STAR TRL
PIN: R21 422 20 7176 0000 00A0**

PARCEL V:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

**A/K/A: DARK STAR TRL
PIN: R21 422 20 7176 0000 00C0**

PARCEL VI:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

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PIN: R21 422 20 7176 0000 00D0

PARCEL VII:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

A/K/A: DARK STAR TRL
PIN: R21 422 20 7176 0000 00F0

PARCEL VIII:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

A/K/A: DARK STAR TRL
PIN: R21 422 20 7176 0000 00G0

PARCEL IX:

**The North 1/2 of Northeast 1/4 of Section 21, Township 22 South, Range 20 East, Hernando County, Florida;
LESS road right of way.**

A/K/A: DARK STAR TRL
PIN: R21 422 20 7176 0000 00H0

PARCEL X:

Beginning at the Northeast corner of Section 34, Township 22 South, Range 18 East, Hernando County, Florida, thence run West 659.63 feet (South 89 degrees 40' West); thence South 19.3 feet (South 0 degrees 19' West); thence West 89.43 feet to POINT OF BEGINNING; thence South 850 feet (South 0 degrees 26' West); thence West 200 feet (South 89 degrees 40' West); thence North 850 feet (South 0 degrees 26' West) to edge of State Road Right-of-way; thence East along right-of-way to POINT OF BEGINNING.

A/K/A: CORTEZ BLVD
PIN: R34 422 18 0000 0020 0000