

Prepared by and return to:  
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Attorney at Law  
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Dade City, FL 33525  
352-458-4700

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## Corrective Warranty Deed

\*This Corrective Deed is being recorded to correct the legal description in the instrument number 2021016307 recorded in BK: 3963, PG: 1388, Public Records of Hernando County, Florida.

**This Quit Claim Deed** made this 11<sup>th</sup> day of August, 2022 between **Scot Middleton and Joyce Middleton, Husband and Wife** whose post office address is **13399 South Old Jones Rd, Floral City, FL 34436**, 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:

**See Attached Exhibit "A"**


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


**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

  
Witness Name: Melba Ruiz

  
Witness Name: Manuel Ruiz

By:   
Scot Middleton

Melba Ruiz  
Witness Name: Melba Ruiz

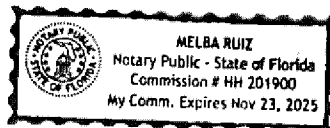
By: Joyce Middleton  
Joyce Middleton

Witness Name: Harvey Ruiz

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of August, 2022 by Scot and Joyce Middleton, who ☒ has produced a driver's license as identification.

[Notary Seal]



Melba Ruiz  
Notary Public

Printed Name: Melba Ruiz

My Commission Expires: 11/23/25

## EXHIBIT A

**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, 60.00 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" W 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 NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 30.00 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 30.00 FEET 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 NORTH 30.00 FEET 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 20 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 1/4 OF SAID SECTION 26; THENCE S 00° 00' 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, 180.69 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 89° 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 133.51 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: R25 423 20 7053 0000 0300