

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BONNIE B. BRIDGES
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
SPRING HILL, FL 34609
Property Appraisers Parcel Identification (Folio) Numbers:
R11 422 18 7138 0000 0180

_____ Space Above This Line for Recording Data _____

THIS CORRECTIVE WARRANTY DEED, made the 15th day of June 2022 by **Anibal Marrero and Maria Marrero a/k/a Maria Guadalupe Marrero husband and wife**, herein called the grantors, to **Dominique Alexandra Moglia Tilwick, a single woman**, whose post office address is **2170 Gobbler Run, Brooksville, FL 34604**, hereinafter called the Grantee:
(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of **\$160,000.00 Dollars** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Hernando County, State of Florida, viz.:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

The property described herein is not the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead, who resides at: **11065 Ridgeline Lane, Spring Hill, FL 34608.**

This is a Corrective Deed to correct the spelling of the Grantee name in Official Records Book 4166, Page 866 of the Public Records of Hernando County, Florida.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 December 31, 2021.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Bonnie B Bridges
Witness #1 Printed Name

[Signature]
Witness #2 Signature

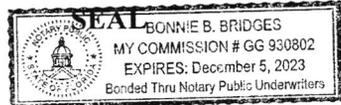
MARGARITA VARGAS
Witness #2 Printed Name

[Signature]
Anibal Marrero
11065 Ridgeline Lane, Spring Hill, FL 34608

[Signature]
Maria Marrero aka Maria Guadalupe Marrero
11065 Ridgeline Lane, Spring Hill, FL 34608

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of June, 2022, by Anibal Marrero and Maria Marrero aka Maria Guadalupe Marrero who are personally known to me or have produced Driver License as identification.



[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

Exhibit "A"

LEGAL DESCRIPTION

Lot 18

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 22 South, Range 18 East, Hernando County, Florida.

Together with an undivided one thirty-second (1/32 or 0.031250) interest in and to those certain parcels described as Access and Utility Tracts "A", "B" and "C", and that certain parcel described as the Community Service Parcel.

Access and Utility Tract "A"

The East 60 feet of the West 380 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 22 South, Range 18 East, Hernando County, Florida, less the North 40 feet thereof.

Access and Utility Tract "B"

The North 60 feet of the South 1/2 of the Northeast 1/4 of Section 11, Township 22 South, Range 18 East, Hernando County, Florida, less the East 271.95 feet thereof, and the West 60 feet of the South 40 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 11, and the North 60 feet of the East 3/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, and the North 60 feet of the East 60 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, and the South 40 feet of the East 60 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 11.

Access and Utility Tract "C"

The West 30 feet of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 22 South, Range 18 East, Hernando County, Florida, less the South 330 feet thereof, and less the North 60 feet thereof, and the East 30 feet of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, less the South 330 feet thereof, and less the North 60 feet thereof, and the North 40 feet of the East 60 feet of the following described Parcel: Commence at the Southeast corner of the Northwest 1/4 of said Section 11, thence run North 89 degrees 51'13" West along the South line of the Northwest 1/4 a distance of 306.17 feet to a Point of Beginning, thence continue North 89 degrees 51'13" West along the South line of the Northwest 1/4 a distance of 353.50 feet, thence run North 00 degrees 06'43" West a distance of 330.00 feet, thence run South 89 degrees 51'13" East a distance of 351.80 feet, thence run South 00 degrees 24'25" East a distance of 330.00 feet to the Point of Beginning.

Community Service Parcel

The North 50 feet of the West 50 feet of the following described Parcel: Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 11, Township 22 South, Range 18 East, Hernando County, Florida, thence run North 89 degrees 54'23" West 2275.59 feet, thence run North 00 degrees 03'11" West a distance of 664.22 feet to the Point of Beginning, thence continue North 00 degrees 03'11" West a distance of 624.22 feet, thence South 89 degrees 57'49" East a distance of 281.92 feet, thence South 00 degrees 08'28" East a distance of 624.37 feet, thence North 89 degrees 56'06" West a distance of 282.88 feet to the Point of Beginning.