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After Recording Return to:

Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:

Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R32 323 17 5130 00F0 0000
File No.: 241210013

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 27th day of January, 2025, by **Panther I, LLC, a Florida Limited Liability Company**, having its place of business at: **9860 Domingo Dr., Brooksville, FL 34601**, hereinafter called the "Grantor", to **Revolv Investment Group LLC, a Florida Limited Liability Company**, whose post office address is: **6099 Honeysuckle Ln., Brooksville, FL 34602**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

Tract "F", **SPRING HILL UNIT 13**, according to the plat thereof, as recorded in Plat Book 8, Page 84, 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.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ATTEST:

Secretary

PANTHER I, LLC, A FLORIDA LIMITED LIABILITY
COMPANY

Michele M. Calderon
Witness 1 Signature

Jodi V. Shinn
Jodi V. Shinn
Manager/Member

Witness 1 Printed Name and Post Office Address:
Michele M. Calderon
111 N Main St.
Brooksville, FL 34601

Jennifer Schmidt
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Jennifer Schmidt
111 N Main St.
Brooksville, FL 34601

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 2025 by Jodi V. Shinn as Manager/Member of Panther I, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She/They is/are ☒ Personally Known OR ☐ Produced - as Identification.

Michele M. Calderon
Notary Public Signature

Printed Name: Michele M. Calderon
My Commission Expires: 3/1/26

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



By: Heidi Kumpze D.C.
THIS 25 DAY OF March 2025