

This instrument prepared under the supervision and direction of:  
Jon A. Jouben, Esq.  
Hernando County Attorney's Office  
20 North Main Street, Suite 462  
Brooksville, Florida 34601-4001

**STATUTORY DEED  
(Severed Improvement Only)**

THIS DEED, made this 26<sup>th</sup> day of August, 2025, by and between by and between HERNANDO COUNTY, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604 (the "County") and FLIGHTPATH AVIATION SERVICES, INC., a Florida corporation, whose address is 2103 American Flyer Way, Brooksville, FL 34604 (the "Company").

WITNESSETH, the County, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Company, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, and CONVEY, unto the Company and its successors and assigns, all right, title and interest of the County in the airplane hangar (the "Hangar"), depicted on Exhibit "A" attached hereto and made a part hereof, that is situated on that certain non-homestead real property lying and being situated in Hernando County, Florida, which is more particularly described on Exhibit "B" attached hereto and made a part hereof (the "Land").

It is hereby expressly understood and agreed, and by acceptance of this Statutory Deed, the Company acknowledges, that this Statutory Deed does not convey title to the Land, but merely conveys title to the Hangar.

The Land and the Hangar are subject to that certain Aviation Ground Lease dated as of April 22, 2025 (the "Ground Lease"), by and between the County and the Company, and recorded in the Official Records of Hernando County, Florida, at Book 4549, Pages 870-915. Upon the termination of the Ground Lease, by lapse of time or otherwise, the Hangar shall, subject to the terms of the Ground Lease, revert to and become the property of the County.

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said board, the day and year first above written.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

*for* Hindi Prouse, Deputy Clerk  
Doug Chorvat, Jr.  
Clerk and Comptroller

Brian Hawkins  
Chairman



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

Jon Jouben  
County Attorney

**EXHIBIT "A"**  
**AERIAL PHOTOGRAPH DEPICTING THE "HANGAR"**



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF THE "LAND"**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, RUN S89°25'17"E, 277.75 FEET TO A POINT ON THE SOUTH LINE; THENCE LEAVING SAID SOUTH LINE, RUN N00°34'43"E, 68.79 FEET TO THE POINT OF BEGINNING; THENCE N34°49'13"E, 532.20 FEET; THENCE N90°00'00"E, 501.58 FEET; THENCE S00°00'00"E, 347.75 FEET; THENCE N90°00'00"E, 187.58 FEET; THENCE S00°00'00"E, 89.17 FEET; THENCE N90°00'00"W, 993.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.94 ACRES MORE OR LESS.

(Consisting of a Portion of Parcel ID # R-18-423-19-0000-0310-0020, KEY # 1354493)