

DEED OF DEDICATION

THIS INDENTURE made this 12th day of November, 2025, between **HAWK LAKE HIDEAWAY, LLC**, a Delaware limited liability company, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607, hereinafter called Grantor, and **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter called Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), receipt of which is hereby acknowledged, does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in Hernando County, Florida, to wit:

SEE EXHIBITS "A", "B," AND "Composite Exhibit C" ATTACHED HERETO AND
INCORPORATED HEREIN

Portions of Parcel ID Nos.: R08 422 18 0000 0050 0000 and R17 422 18 0000 0010 0000
Key Nos.: 343131 and 344540

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

THE GRANTOR hereby covenants with said Grantee, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

HAWK LAKE HIDEAWAY, LLC
(Grantor)

By: _____

John M. Ryan
Manager

Witness: _____

Print name: DALTON KIDD

Address: 2502 N Rocky Point Dr
Suite 1050, Tampa, FL 33607

Witness: _____

Print name: JUSTIN O'BRIEN

Address: 2502 N ROCKY POINT DR
SUITE 1050 TAMPA, FL 33607

State of FLORIDA
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of November, 2025, by John M. Ryan as Manager of Hawk Lake Hideaway, LLC, who is ☒ personally known to me or who ☐ has produced _____ as identification.

DALTON J KIDD
Notary Public, State of Florida
My Comm. Expires Sep. 06, 2026
No. HH 309076



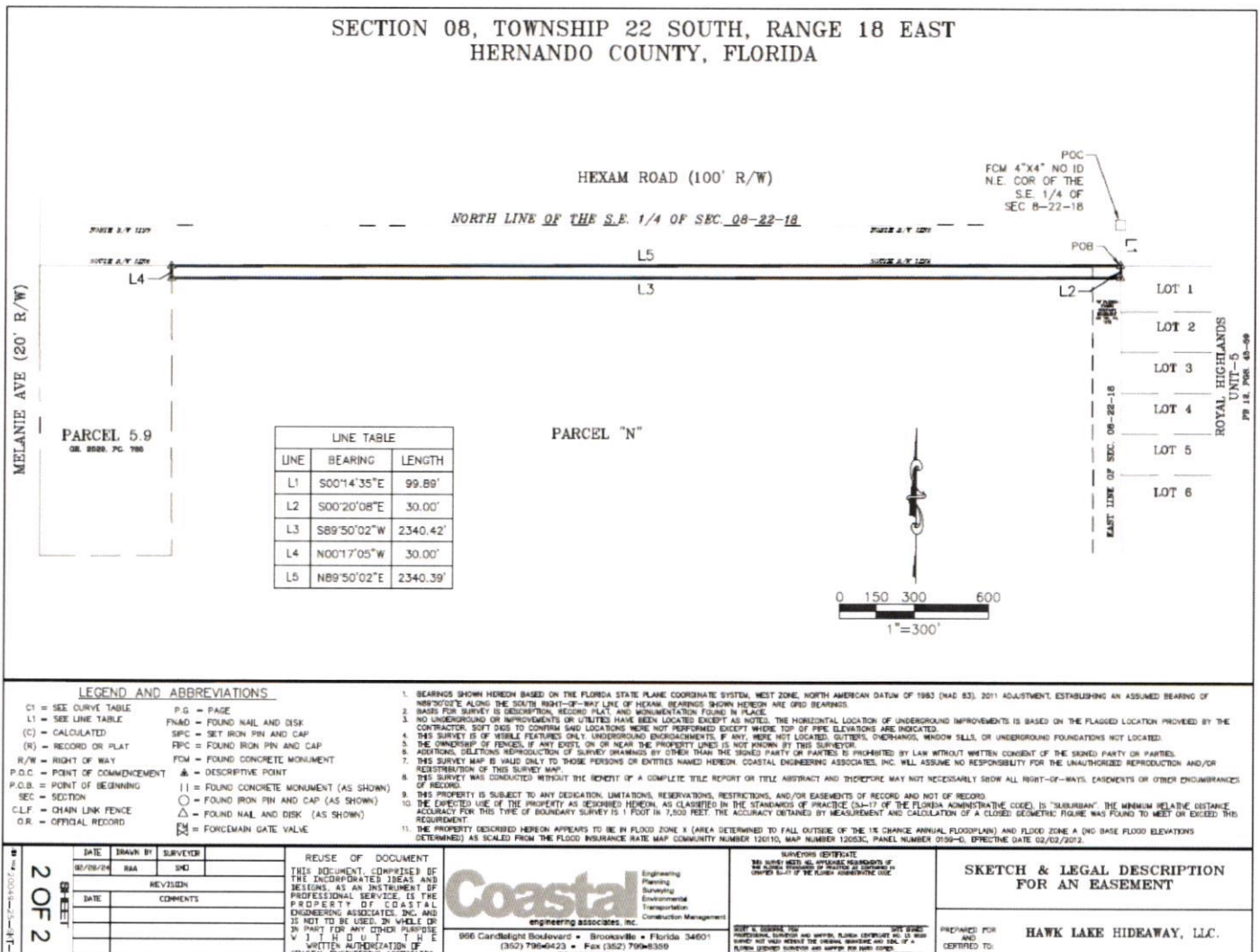
Notary Public

EXHIBIT "A"

DESCRIPTION FOR ADDITIONAL RIGHT-OF-WAY

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 8, RUN S00°14'35"E, 99.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUE ALONG THE EAST LINE OF SAID SECTION 8 S00°20'08"E, 30.00 FEET; THENCE S89°50'02"W, 2340.42 FEET; THENCE N00°17'05"W, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°50'02"E, 2340.39 FEET TO THE POINT OF BEGINNING.

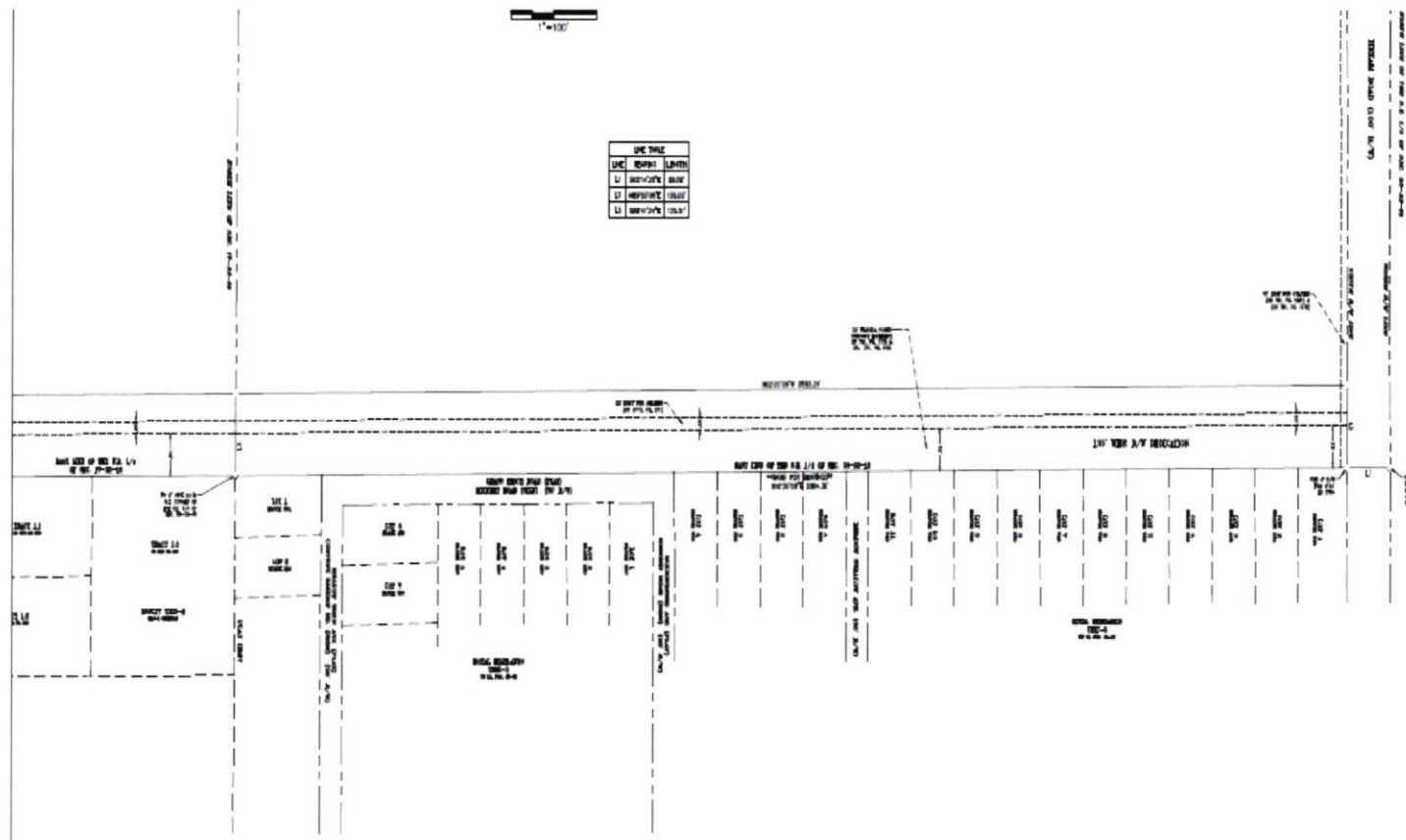
CONTAINING 1.61 ACRES MORE OR LESS.



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LIFE TIME	
1	100%
2	50%
3	25%
4	12.5%
5	6.25%



1. BOUNDARY SHOWN HEREON BASED ON THE FLORIDA STATE PLANS COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, CONTIGUOUS TO ADJACENT DEEDS TO SUBMITTEE ALONG THE EAST LINE OF THE SUBJECT (A) OF SECTION 8-23-46, DEAN'S SUBDIVISION, AND THE DEEDS.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS NOT SHOWN HEREON AND NOT OF RECORD.
3. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS NOT SHOWN HEREON AND NOT OF RECORD.
4. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS NOT SHOWN HEREON AND NOT OF RECORD.
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Coastal

Engineering
Surveying
Construction Management

SKETCH ONLY
FOR LEGAL DESCRIPTION

PREPARED FOR AND CERTIFIED TO:
HAWK LAKE HIDEAWAY, LLC.

REPLACES SHEET 1 OF 2 FOR HAWK LAKE HIDEAWAY, LLC.

[illegible]

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