

RESOLUTION NO.: 2025-196

A RESOLUTION RETROACTIVELY CONSENTING TO THE ASSIGNMENT
OF THE GROUND LEASE BETWEEN HERNANDO COUNTY AND SHIRLEY
L. JORDAN FOR THE PREMISES LOCATED AT 15270 FLIGHT PATH DRIVE,
BROOKSVILLE, FLORIDA 34604, AS REQUIRED UNDER THE GROUND
LEASE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL
OF CONFLICTING PROVISIONS; PROVIDING FOR THE RECORDING OF
THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hernando County (“the County”) and Shirley L. Jordan (“Jordan”) entered into an Amended and Restated Ground Lease (the “Ground Lease”), dated March 25, 2003, recorded in Official Records of Hernando County Florida at Book 1645, Page 975, whereby Jordan leased from the County the real property located at 15270 Flight Path Drive, Brooksville, Florida 34604 (the “Premises”); and,

WHEREAS, Section 9 of the Ground Lease provides, in pertinent part, that "LESSEE may not assign this lease nor sublet the premises, in whole or in part, without the prior written consent of LESSOR"; and,

WHEREAS, notwithstanding the foregoing, Jordan, without obtaining the County's prior written consent, quit-claimed her interest in the Ground Lease to Shirley L. Jordan, as Trustee of the Shirley of the Shirley L. Jordan Revocable Inter Vivos Trust U/A/D 12/17/12 (the "Jordan Trust"); a copy of the quit claim deed, dated December 17, 2012, was recorded in Official Records of

1 Hernando County Florida at Book 2965, Page 453, and a copy of which is hereby attached hereto
2 as Exhibit "A"; and,

3 WHEREAS, although the County had not consent to the assignment of the Ground Lease
4 from Jordan to the Jordan Trust, it subsequently recognized the Jordan Trust as the Premises' lessee
5 in the Consent to Mortgage of Leasehold Interest, dated February 12, 2013, and recorded in Official
6 Records of Hernando County Florida at Book 2983, Page 813; and,

7 WHEREAS, the Circuit Court of the Fifth Judicial Circuit assigned the Ground Lease from
8 the Jordan Trust to George Michael Jordan in a final judgment dated November 28, 2022, and
9 recorded in Official Records of Hernando County Florida at Book 4247, Page 811; and,

10 WHEREAS, the County consented to the Circuit Court's assignment of the Ground Lease
11 when it executed the Consent to Assignment of Ground Lease from Shirley L. Jordan as Trustee of
12 the Shirley L. Jordan Revocable Inter Vivos Trust U/A/D 12/17/12 to George Michael Jordan
13 ("George Jordan"), dated January 24, 2023, and recorded in Official Records of Hernando
14 County Florida at Book 4618 , Page 1225; and,

15 WHEREAS, the County now wishes to confirm the validity of the above-described
16 transactions that occurred after the Ground Lease's execution by retroactively consenting to the
17 assignment of the Ground Lease from Jordan to the Jordan Trust that was effectuated by the quit
18 claim deed, dated December 17, 2012, a copy of which is attached hereto as Exhibit "A."

1 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
2 COMMISSIONERS OF HERNANDO COUNTY:

3 **Section 1. Incorporation of Recitals.** The above-stated recitals are hereby incorporated into
4 this Resolution as factual findings as if they had been fully set forth herein.

5 **Section 2. Retroactive Approval of 2012 Assignment of Ground Lease.** The County
6 consents to the assignment of the Ground Lease from Jordan to the Jordan Trust, *nunc pro tunc*, that
7 was effectuated by the quit claim deed dated December 17, 2012, a copy of which is attached hereto
8 as Exhibit "A."

9 **Section 3. Severability.** It is declared to be the intent of the Board of County
10 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
11 resolution is for any reason held unconstitutional or invalid, the invalidity thereof will not affect the
12 validity of the remaining portions of this resolution.

13 **Section 4. Conflicting Provisions Repealed.** All resolutions or parts of resolutions in
14 conflict with the provisions of this resolution are hereby repealed.

15 **Section 5. Recording.** The Clerk will record a copy of this resolution in the Official
16 Records of Hernando County.

17 **Section 6. Effective Date.** This resolution will take effect immediately.

1 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF

2 HERNANDO COUNTY in Regular Session this 18th day of November 2025.

3 BOARD OF COUNTY COMMISSIONERS
4 HERNANDO COUNTY, FLORIDA

5
6 Attest: Hedi Pruse, Deputy Clerk Jeffry Campbell
7
8 DOUG CHORVAT, JR. Jeffry Campbell, Chairman
9 Clerk

10
11 Approved for Form and Legal Sufficiency

12
13
14
15 Jon Jouben
16
17 County Attorney's Office
18



2/15/12
TOTAL CONSIDERATION = \$0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

DEBORAH HOGAN, ESQ.
THE HOGAN LAW FIRM, LLC
20 S. Broad Street
Post Office Box 485
Brooksville, Florida 34605-0485
(352) 799-8423
Parcel I.D.#: office building

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of December, 2012, by **SHIRLEY L. JORDAN**, joined by **GEORGE MICHAEL JORDAN**, "Grantors," whose mailing address is 15270 Flight Path Drive, Brooksville, Florida 34604; and

SHIRLEY L. JORDAN, as Trustee of the **SHIRLEY L. JORDAN REVOCABLE INTER VIVOS TRUST U/A/D 12/17/12**, with full power and authority to lease, mortgage and convey, and further for the use, benefit and occupancy of **SHIRLEY L. JORDAN** hereinafter, "Grantee," 3306 Flamingo Blvd., Hernando Beach, Florida 34607.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all of the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

R13 223 18 2393 0000 0460 - HERNANDO COUNTY AIRPORT INDUSTRIAL PARK UNIT 1 LOT 46

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

This document is prepared without benefit of title exam, title insurance, or opinion.

This is a Deed of Convenience requiring minimum documentary stamps.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

{00351499}

Exhibit "A"

Signed, sealed and delivered in our presence:

Deborah Hogan

Witness #1 Signature

Deborah Hogan

Witness #1 Name Printed

Siria M. Morgan

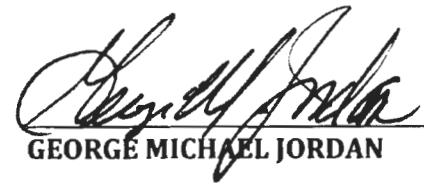
Witness #2 Signature

Siria M. Morgan

Witness #2 Name Printed



SHIRLEY L. JORDAN



GEORGE MICHAEL JORDAN

STATE OF FLORIDA)
COUNTY OF HERNANDO)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, SHIRLEY L. JORDAN and GEORGE MICHAEL JORDAN, who are personally known to me or who produced as identification and who did/did not take an oath and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed on 17th day of December, 2012.

(SEAL)

Notary Public

Notary Name Printed

My Commission Expires:

Notary Public State of Florida
Notary Public
My Commission EE106426
Expires 03/28/2015