

PURCHASE/SALE AGREEMENT

**COUNTY OF HERNANDO
STATE OF FLORIDA**

THIS AGREEMENT made and entered into on this 28th day of February, 2023, by and between, Hernando County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Dr., Brooksville, Florida 34604, hereinafter referred to as the "Seller"; and GTG Spire Homes, LLC, a Colorado Limited Liability Company, whose marital status is NA and whose address is 8605 Explorer Dr., Suite 250, Colorado Springs, CO 80920 hereinafter referred to as the "Buyer."

WITNESSETH

NOW, THEREFORE, in consideration of ten dollars and no cents (\$10.00) paid by the Buyer to the Seller, the Seller agrees to sell to the Buyer, and the Buyer agrees to buy from the Seller, that certain real property situated in Hernando County, Florida, more specifically described as follows:

Lot 40, Block 10, Southern Hills Plantation, Phase 2, according to the plat thereof as recorded in Plat Book 36, Pages 40-67 inclusive, of the Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R10-223-19-3572-0100-0400

Property Appraiser's Key No.: 1596071

hereinafter referred to as "the Property," upon the following terms and conditions:

1. The purchase price shall be Thirty-two Thousand Dollars (\$ 32,000.00), plus documentary stamp taxes and recording fees payable in cash, certified check, cashier's check or money order by the Buyer to the Seller.

2. THIS AGREEMENT SHALL BE SUBJECT TO APPROVAL BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC). If the BOCC does not approve this Agreement and all the terms and conditions hereof, the Seller shall notify the Buyer thereof promptly in writing and this Agreement shall be null and void and all rights and liabilities arising hereunder shall terminate.

3. Upon payment of the purchase price as provided herein, the Seller shall convey the Property by a Statutory Deed pursuant to Section 125.411, Florida Statutes. This property is being SOLD in its "AS IS" condition with no warranty of title. Pursuant to Florida Statute 270.11, the Seller reserves its mineral rights.

4. The proration of ad valorem taxes on the Property is exempt from taxation while owned by the Seller pursuant to Section 196.192, Florida Statutes.

5. A recorded Statutory Deed shall be provided to the Buyer within ninety (90) days after approval of this Agreement by the BOCC and payment of the total purchase price referenced in paragraph 1, herein, whichever occurs last, unless an extension hereof is mutually agreed to by both parties.

6. The covenants herein contained shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, personal representatives, successors and assigns of the parties hereto; provided, however, that neither party shall assign this Agreement without the prior approval of the other party, unless required by law. Whenever used herein, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include the other. No agreement or understanding, verbal or in writing, unless incorporated herein, shall be binding upon the parties.

7. The Seller shall not be liable to the Buyer or to the Buyer's agents or representatives for any commissions, costs, or fees arising from or for the sale of the Property to the Buyer, and the Buyer shall defend, indemnify and hold harmless the Seller and its agents, employees and officers from any and all actions, awards, causes, claims, damages, judgments, losses, payments, recoveries and suits therefore arising from or out of this Agreement.

*Purchase/Sale Agreement
Between Hernando County and*

8. The Buyer may arrange for a closing by a title company of its choice at the Buyer's expense if it desires. Buyer must notify Seller of said arrangement by completing the following:

Name of Title Company: Title Insights
Address: 13057 W. Linebaugh Ave., Suite 101, Tampa, FL 33626
Phone Number 813-336-4699
Attention: Deidre L. Gurney E-Mail: deidre@yourtitlesource.com

If this portion is left blank the exchange of Deed and total purchase price shall finalize the conveyance between Seller and Buyer.

9. The terms and conditions of this Agreement shall survive the conveyance of the Property from the Seller to the Buyer.

10. A copy of this Agreement may be accepted as an original.

DISCLOSURE: BUYER is responsible to satisfy all CDD, HOA and any other outstanding liens to obtain a title Insurance commitment and policy. No outstanding real estate taxes or real estate tax liens or assessments exist due to Hernando County ownership. The CDD O & M fees and Southern Hills Plantation Social Club dues are understood to be waived, but subject to Buyer confirmation. Any Estoppel fees or lien release fees to be paid by Buyer. The following summary of potential outstanding liens as of 11/16/22 and subject to change and/or revision are as follows:

**Outstanding CDD fees to be satisfied by Buyer: \$7,157.52 (subject to Buyer confirmation)
HOA Dues, fees and interest to be satisfied by Buyer: \$2,338.32 (but increases monthly approximately \$110.00 & subject to Buyer confirmation).**

Buyer to research all Restrictions, Covenants, building requirements, required asocial club membership elements and any other subject regarding lot or home ownership in Southern Hills Plantation via www.sohilly.com.

Title Insurance Exception- The County acquired title to the subject property via Escheatment Tax Deed on 10/4/2021. Per Florida Statutes 95.192, Limitation upon acting against tax deed- *When a tax deed has been issued to any person under s. 197.552 for 4 years, no action shall be brought by the former owner of the property or any claimant under the former owner.* Thus, the following title Insurance exception, subject to amendment, will be included on an Owner's Title Commitment and final Title Insurance Policy:

Any interest of "the prior owner" and those having a recorded interest in the subject property prior to the issuance of that certain Escheatment Tax Deed recorded in Official Records Book 4064, Page 993 of the Public Records of Hernando County, Florida. In addition, any loss or damage caused as a result of a claim of unmarketability due to the lack of a quiet title action to establish the validity of the said Escheatment Tax Deed.

Buyer comprehends the Title Insurance Policy Exception, or Buyer should seek Independent legal counsel prior to contract execution, and Buyer agrees to purchase and close the transaction subject to the exception.

*Purchase/Sale Agreement
Between Hernando County and*

IN WITNESS THEREOF, the parties and the lawful representatives of the parties hereto have caused these presents to be executed in their respective names the day and year first above written.

Attest: Heidi Kuyper, D.C.
for Douglas A. Chorvat, Jr., Clerk

Witness: [Signature]

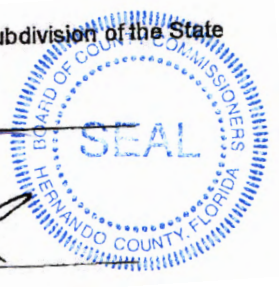
Print Name: Amy Romanczuk

Witness: _____

Print Name: _____

Seller:
HERNANDO COUNTY a political subdivision of the State
of Florida

By: [Signature]
Chairman / Vice-Chairman
JOHN ALLOCCO



Buyer:
By: [Signature]
GTG Spire Homes, LLC
By: Ken Romanczuk, MGRM

By: Ken Romanczuk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY [Signature]
County Attorney's Office



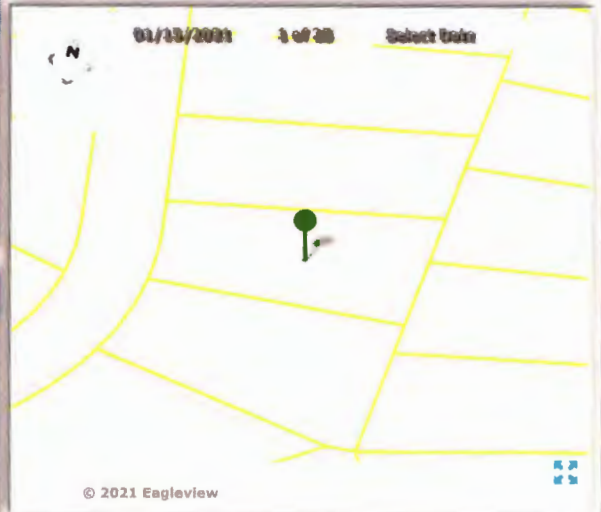
**Street Level photos may not be available if structure is not visible from road.

2022 Final Tax Roll

Parcel Key: 01596071 Parcel #: R10 223 19 3572 0100 0400

Owner Information
Owner Name: HERNANDO COUNTY Mailing 20 N MAIN ST RM 263 Address: BROOKSVILLE FL 34601

Property & Assessment Values
Building: \$0 Assessed: \$18,524 Features: \$0 Exempt: \$18,524 Land: \$18,524 Capped: \$18,524 AG Land: \$0 Excl Cap: \$0 Market: \$18,524 Taxable: \$0



Property Information
Site Address: ELM LEAF DR Description: SOUTHERN HILLS PLANTATION PH 2 BLK 10 LOT 40 DOR Code: (86) COUNTIES OTHER THAN PUBLIC SCH Levy Code: CWBE Sec/Trshp/Rng: 10-23-19 Subdivision: SOUTHERN HILLS PLANTATION PH 2 (3572) Neighborhood: SOUTHERN HILLS PLNT PH 2-3 (3572)

Tax Information
AdValorem: \$0.00 NONAdValorem: \$0.00 Total For 2022: \$0.00 Total For 2021: \$0.00 Total For 2020: \$0.00 Total For 2019: \$0.00

Land Breakdown	Units	Value
Land Use RESIDENTIAL/SQFT RATE	15,184.00 SQUARE FEET	18,524

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
10/04/2021	4064/993	TD	V	D	\$100	HERNANDO COUNTY
05/04/2010	2740/1077	WD	V	D	\$3,000	HORO LILUMA LLC
12/09/2005	2168/1001	WD	V	Q	\$116,700	BOWDOIN GEORGE M

Building Characteristics					
Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features				
Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses
ELM LEAF DR

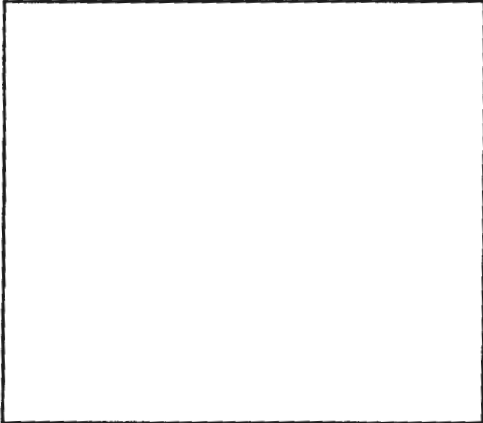
Businesses										
Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

Mobile Homes

Instr #2021074035 BK: 4064 PG: 993, Filed & Recorded: 10/4/2021 12:05 PM TT Deputy Clk, #Pgs:1
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL



DR-508E
R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16



Tax deed file number 2018-206TD
Parcel ID number R10 223 19 3572 0100 0400

ESCHEATMENT TAX DEED

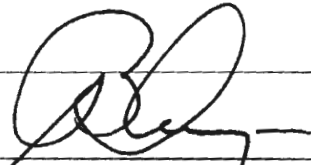
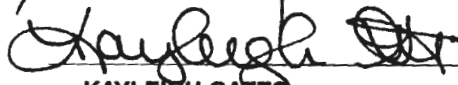
Hernando County, Florida

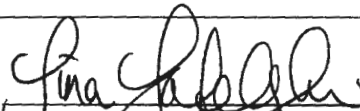
For official use only

This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On **4th day of October, 2021**, the Clerk conveys property located at **ELM LEAF DR BROOKSVILLE, FL 34601** to **Hernando County** through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following description of property:

**SOUTHERN HILLS PLANTATION PH 2 BLK 10 LOT 40
KEY # 01596071**

Witness: 
SUZANNE BONHAGEN

KAYLEIGH GATES



**TINA TAFELSKI Deputy Clerk
for Clerk of Circuit Court or County Comptroller
Hernando County, Florida**

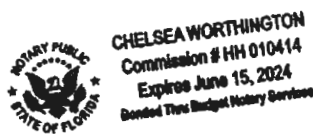


Hernando County, Florida

On this **4th day of October, 2021**, before me personally appeared **TINA TAFELSKI, D.C.** for Clerk of Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.


Chelsea Worthington



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THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAVID R. CARTER
CARTER & CLENDENIN, P. A.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
Property Appraisers Parcel Identification (Folio) Numbers: R10-223-19-3572-0100-0400
Consideration \$3,000.00



Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4 day of May, 2010 by GEORGE BOWDOIN, A SINGLE MAN, whose post office address is 1903 BLUE RIVER RD, HOLIDAY, FL 34691 herein called the grantor, to HORO LILUMA, L.L.C. A FLORIDA LIMITED LIABILITY CO., whose post office address is 3428 EL PRADO AVE., SPRING HILL, FL 34609, 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 grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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.:

Lot 40, Block 10, SOUTHERN HILLS PLANTATION PHASE 2, according to the plat thereof as recorded in Plat Book 36, Pages 40-67 inclusive, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

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 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 to December 31, 2009

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Julie Willert
Witness #1 Signature

Julie Willert
Witness #1 Printed Name

Mary Lou Rinnier
Witness #2 Signature

MARY LOU RINNIER
Witness #2 Printed Name

George Bowdoin
GEORGE BOWDOIN



05/11/2010 9:45AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

STATE OF FLORIDA
COUNTY OF PINELLAS

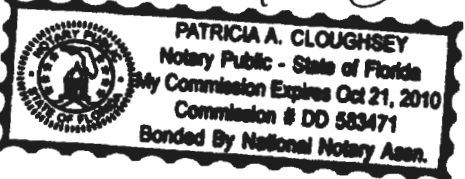
The foregoing instrument was acknowledged before me this 4 day of May, 2010 by GEORGE BOWDOIN, who is personally known to me or has produced as identification.

SEAL

Patricia A. Cloughsey
Notary Public
Printed Notary Name

My Commission Expires:

RECORDING FEES
DEED DOC STAMP
05/11/2010
\$ 10.00
\$ 21.00
Deputy Clk





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
GTG SPIRE HOMES, LLC

Filing Information

Document Number	M20000008843
FEI/EIN Number	85-0937491
Date Filed	10/07/2020
State	CO
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/29/2021

Principal Address

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Mailing Address

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Registered Agent Name & Address

ROMANCZUK, KEN
11139 BRIDGECREEK DR
RIVERVIEW, FL 33569

Name Changed: 10/29/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

ROMANCZUK, KEN
11139 BRIDGECREEK DR
RIVERVIEW, FL 33569

Title MGRM

SAVAGE, JORDAN

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Annual Reports

Report Year	Filed Date
2021	10/29/2021
2022	03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
10/29/2021 -- REINSTATEMENT	View image in PDF format
10/07/2020 -- Foreign Limited	View image in PDF format

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