

2/2

R

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Todd W. Vraspir, Esquire
The Vraspir Law Firm, P.A.
5327 Commercial Way, Suite A101
Spring Hill, Florida 34606

Property Appraisers Parcel Identification (Folio) No.: R27 422 18 0000 0060 0000

Consideration: -\$100.00-

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUITCLAIM DEED

THIS QUIT CLAIM DEED, made the 16th day of **September, 2021** by **RKSA INVESTMENTS, LLC**, a Florida limited liability company, whose address is 13496 Taft Street, Brooksville, Florida 34613, hereinafter called the Grantor, to **Sunshine Grove Road, LLC**, a Florida limited liability company, whose address is 13496 Taft Street, Brooksville, Florida 34613, hereinafter called 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 good and valuable considerations, receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and quitclaims unto the Grantee all that certain land situate in the State of Florida, viz.:

PARCEL 1: Commence at the Southeast corner of Section 27, Township 22 South, Range 18 East, Hernando County, Florida; thence North 00 degrees 23'58" West along the East line of said Section 27, a distance of 180.82 feet to a point on the Northerly right-of-way of SR 60 (Cortez Boulevard); thence run South 89 degrees 26'49" West along the said North right-of-way of SR 50, a distance of 10.00 feet to the intersection of right-of-way of Grove Road and SR 50; thence run North 00 degrees 23'58" West along the Westerly right-of-way of Grove Road, a distance of 400.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 26'49" West, a distance of 300.00 feet; thence North 00 degrees 33'11" West along the East boundary of the Drainage Retention Area North (Parcel "E"), a distance of 207.13 feet to the South boundary of Brookridge Community, Unit One, as recorded in Plat Book 13, Page 51, of the Public Records of Hernando County, Florida; thence along said South boundary of Brookridge Community, Unit One, and also being along the South boundary of a parcel of land deeded to Potterfield Fire Protective Association, North 89 degrees 21'22" East, 300.56 feet; thence along the Westerly right-of-way of Grove Road, said right-of-way line being 10.00 feet West and running parallel to the East line of the Southeast 1/4 of Section 27, Township 22 South, Range 18 East, South 00 degrees 23'58" East, a distance of 207.61 feet to the POINT OF BEGINNING. TOGETHER WITH a perpetual non-exclusive easement as contained in O.R. Book 887, Page 1926, of the Public Records of Hernando County, Florida.

PARCEL 2: Commence at the Southeast corner of Section 27, Township 22 South, Range 18 East, Hernando County, Florida; thence go North 00 degrees 17'53" West, a distance of 1004.42 feet; thence go South 89 degrees 21'22" West, a distance of 10.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 21'22" West, a distance of 51.27 feet; thence go South 44 degrees 21'22" West, a distance of 305.44 feet; thence go North 89 degrees 21'22" East, a distance of 265.95 feet to a point on the West right-of-way of Chicken Farm Road; thence go North 00 degrees 17'53" East, along said West right-of-way of Chicken Farm Road, a distance of 215.98 feet to the POINT OF BEGINNING.

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, convey and quitclaim said land.

This instrument was prepared from information furnished by the parties. Title research or other assurance of title was neither requested nor performed or given by The Vraspir Law Firm, P.A. As such, The Vraspir Law Firm, P.A. does not guarantee marketability of title, accuracy of the description or quality of land described as the title to the property involved was not examined.

****CONSIDERATION FOR THIS DEED IS LESS THAN \$100.00 AND IS FOR ESTATE PLANNING PURPOSES.****

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

RKSA INVESTMENTS, LLC, a
Florida limited liability company

Doreen Rossillo

Witness # 1 Signature

Doreen Rossillo

Witness # 1 Printed Name

Aruna Medara

Aruna Medara, Managing Member

Todd W. Vraspir

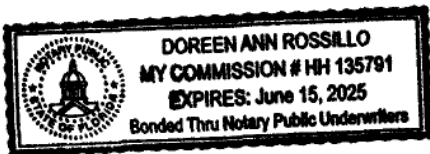
Witness # 2 Signature

Todd W. Vraspir

Witness # 2 Printed Name

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 16th day of September, 2021, by Aruna Medara, managing member and duly authorized representative of RKSA Investments, LLC, a Florida limited liability company, who physically in person appeared and who is personally known to me.



Doreen Ann Rossillo
Notary Public