

Instrument prepared by:

Christian F. O’Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Return to:

Hernando County Attorney’s Office
20 N. Main St., Suite 462
Brooksville, FL 34601

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this _____ day of _____, 2025, by **SV TAMPA LAND, L.P.**, a Delaware limited partnership, whose mailing address is of 591 West Putnam Ave., Greenwich, Connecticut 06830 (the “**Grantor**”), in favor of **HERNANDO COUNTY WATER AND SEWER DISTRICT, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners**, whose mailing address is 15365 Cortez Boulevard Brooksville, Florida 34613 (the “**Grantee**”).

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does hereby remise, release, and quitclaim unto the Grantee and the assigns of the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has, if any, in and to the following described land, situate, lying, and being in Hernando County, Florida, to wit:

**SEE EXHIBIT “A” LEGAL DESCRIPTION AND
EXHIBIT “B” GRAPHIC DEPICTION
attached hereto and made part hereof (the “Property”)**

Subject to any covenants, easements, and restrictions of record, with all not specifically reimposed hereby. Also subject to any and all taxes for the year 2025 and thereafter.

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

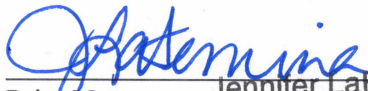
(Signatures and Acknowledgements on Following Page)

IN WITNESS WHEREOF, Grantor has hereunto duly set Grantor's hand and seal the day and year first above written in accordance with the full authority vested in the undersigned authorized signatory, to be effective upon delivery.

WITNESSES:

GRANTOR:

SV TAMPA LAND, L.P., a Delaware
limited partnership


Print Name: Jennifer LaFemina
Address: 8433 Enterprise Cir. #100
Lakewood Ranch, FL 34202

By: 
Name: John Brian
Title: Authorized Signatory


Print Name: Diana Forbes
Address: 8433 Enterprise Cir. #100
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 30 day of June, 2025, by John Brian, as Authorized Signatory of **SV TAMPA LAND, L.P.**, a Delaware limited partnership, on behalf thereof, and who ☒ is personally known to me or ☐ has produced a driver's license as identification.



[AFFIX NOTARIAL SEAL]

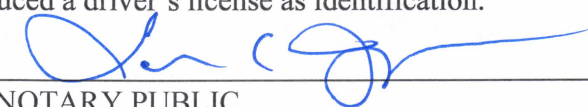

NOTARY PUBLIC
Print Name: Lori E. Joyce
My Commission Expires: 9/19/27

Exhibit "A"

Legal Description

LEGAL DESCRIPTION FOR 75' x 75' LIFT STATION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, RUN S00°15'08"E, 348.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY. SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35 FEET, A CENTRAL ANGLE OF 4°54'39", AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 20°29'04", AND A CHORD BEARING AND DISTANCE OF S70°02'09"W, 1029.44 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE 1034.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 1°29'04", AND A CHORD BEARING AND DISTANCE OF S59°03'05"W, 75.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 75.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N30°55'46"W, 75.00 FEET; THENCE N59°03'05"E, 75.00 FEET; THENCE S30°55'46"W, 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE BLVD., AND THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES MORE OR LESS.

EXHIBIT "B"

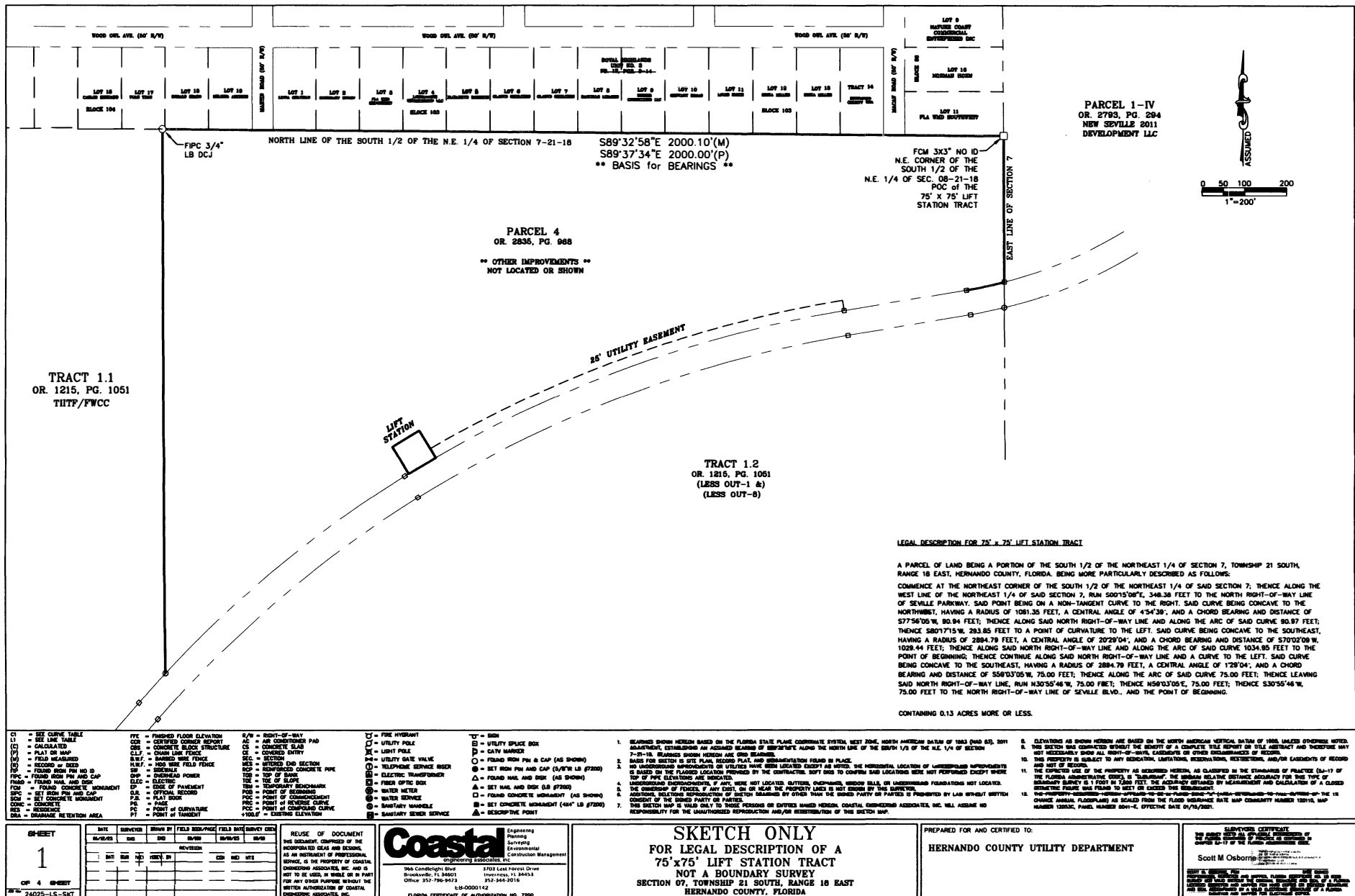


EXHIBIT "B"

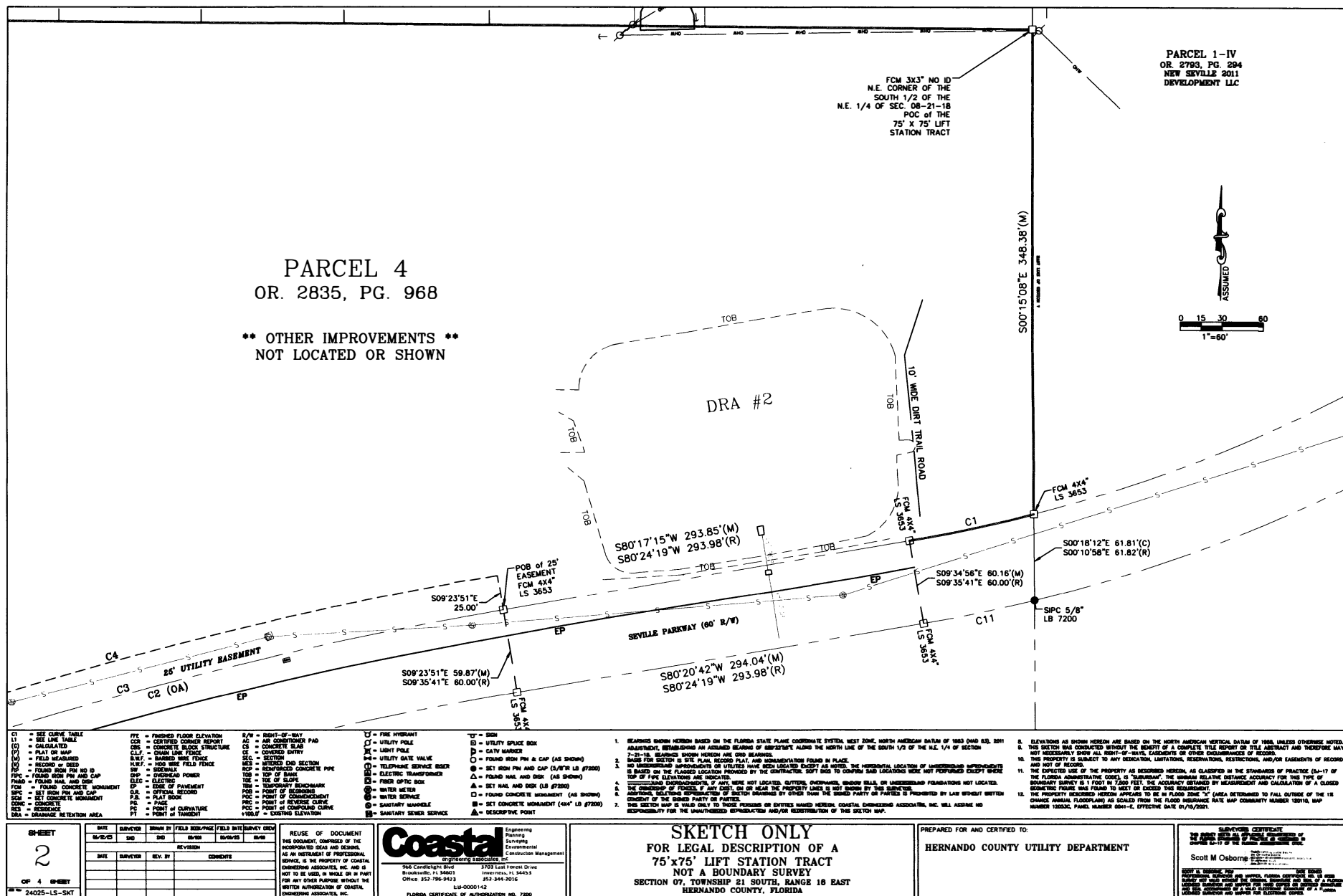
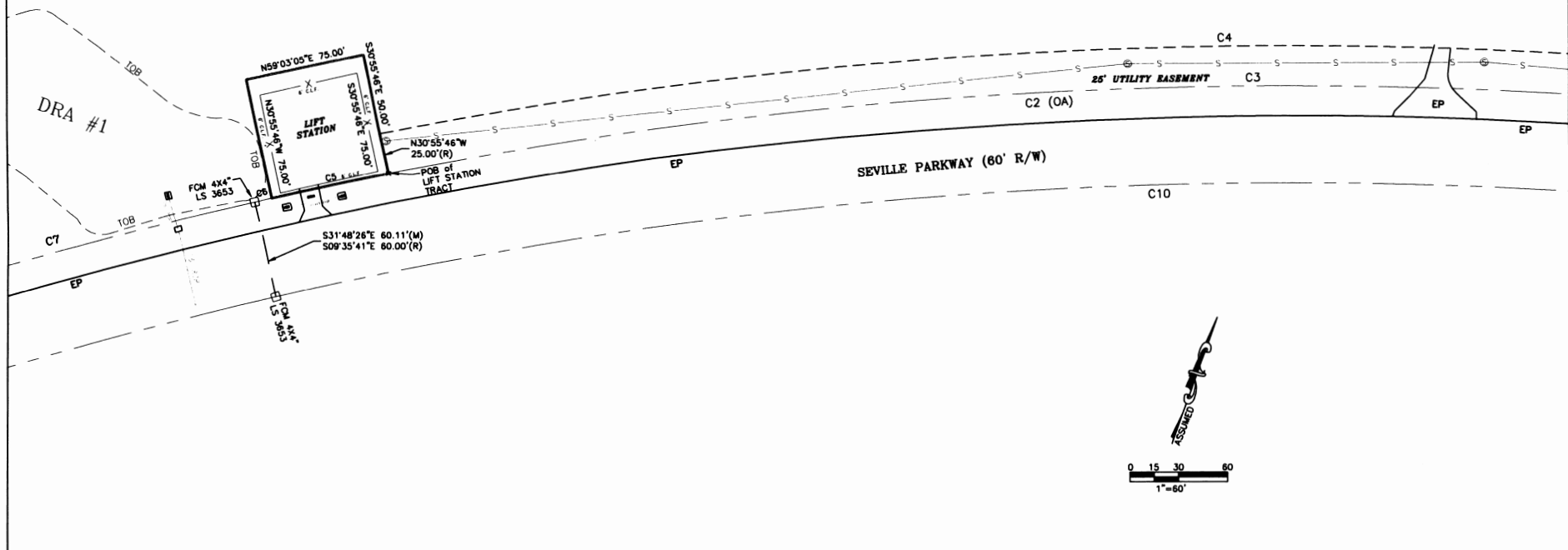


EXHIBIT "B"

PARCEL 4
OR. 2835, PG. 968

** OTHER IMPROVEMENTS **
 NOT LOCATED OR SHOWN



- | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | | | | | | | | | | | | | |

SHEET 3 OF 4 SHEETS	DATE SURVEYED 06/25/05	SURVEYED BY DND	DRAWN BY DND	FIELD SUPERVISOR REVISION	FIELD INTERVIEW DIVISION 06/25/05	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INFORMATION HEREIN AND RECORD, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Coastal Engineering Planning Surveying Environmental Construction Management engineering associates, inc. 966 Candlerlight Blvd. Brookhaven, GA 30401 Office: 352-796-9473 1-8-00011-142 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7290 COASTAL ENGINEERING, INC.	SKETCH ONLY FOR LEGAL DESCRIPTION OF A 75'x75' LIFT STATION TRACT NOT A BOUNDARY SURVEY SECTION 07, TOWNSHIP 21 SOUTH, RANGE 16 EAST HERNANDO COUNTY, FLORIDA	PREPARED FOR AND CERTIFIED TO: HERNANDO COUNTY UTILITY DEPARTMENT	SURVEYORS CERTIFICATE THE SURVEY WITHIN ALL APPLICABLE PROVISIONS OF THE FLORIDA SURVEYING ACT OF 1995, CHAPTER 34-17 OF THE FLORIDA STATUTES CODE.
	DATE 06/25/05	SURVEYED BY DND	REV. BY	COMMENTS	Scott M Osborn					

EXHIBIT "B"

