

Prepared by and Return To:  
Daniel O'Berry  
Southeast Title, a division of  
Land Castle Title Group, LLC  
2190 Mariner Blvd  
Spring Hill, FL 34609

Order No.: SE8322-01086

APN Parcel ID(s): R-Z CAP 18 1581 0000 0030

**GENERAL AFFIDAVIT**

BEFORE ME, the undersigned authority and an officer duly commissioned by the laws of the aforementioned state and county, on this date personally appeared Steve Champion who is the Chairman of the Hernando County Board of County Commissioners. Who having been first duly sworn doth solemnly affirm:

1. That I am of sound mind and adult age.
2. This Affidavit is given as an inducement from Chicago Title Insurance Company to issue a policy of title insurance on the property described in "Exhibit "A" attached hereto and made a part hereof.
3. The Lease recorded in OR Book 1261, Pages 941-952 is still in full force and effect, and there has been no default in the payment of rent;
4. There are no defaults under any other terms, covenants, or conditions of the Lease;
5. There are no charges which the Lessor, his successors or assigns, claim to be additional liens upon the Lease hold Estate.

AFFIANT IS FAMILIAR WITH THE NATURE OF THIS OATH AND THE PENALTIES FOR MAKING A FALSE STATEMENT.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Attest:

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

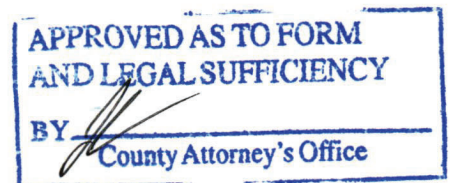
\_\_\_\_\_  
Doug Chorvat, Jr., Clerk of Circuit Court

By: \_\_\_\_\_  
Steve Champion, Chairman

State of Florida  
County of Hernando

Sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Steve Champion, as Chairman of the Hernando County Board of County Commissioners, who is personally known to me or who presented \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
Legal Description

LOT 3

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S 00° 17' 53" W, ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4, 1661.36 FEET TO THE POINT OF BEGINNING; THENCE S 89° 42' 07" E 272.08 FEET; THENCE S 13° 20' 04" E 290.61 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET, A DELTA OF 76° 22' 04", A CHORD BEARING OF S 38° 28' 55" W AND A CHORD OF 74.18 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 79.97 FEET, THENCE N 89° 42' 07" W 294.71 FEET TO THE WEST BOUNDARY OF SAID NORTHEAST 1/4; THENCE N 00° 17' 53" E, ALONG SAID WEST BOUNDARY, 340.73 FEET TO THE POINT OF BEGINNING.