

*This Instrument prepared by
and return to:
Darryl W. Johnston, Esq.
Johnston Law Group, P.A.
29 S. Brooksville Ave.
Brooksville, FL 34601*

STATUTORY QUIT CLAIM DEED

THIS INDENTURE, made and entered into this ____ day of _____, 2026, between **Hernando County**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604, herein referred to as "Grantor", and **MT Driftwood, LLC**, a Florida limited liability Company, whose address is 4709 Ohio Avenue, Tampa, FL 33616, herein referred to as "Grantee."

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

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

GRANTOR makes no warranties, expressed or implied, in connection with this Quit Claim Deed including, without limitation, warranty of title, warranty of marketability or warranty of fitness.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Attest:

HERNANDO COUNTY

Doug A. Chorvat, Jr., Clerk

Jerry Campbell, Chairman of Hernando
County Board of County Commissioners

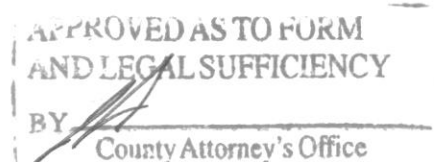


Exhibit "A"

The North 60 feet of the following described parcel, reserving however, a perpetual easement over and across the North 10 feet thereof, for drainage, utilities and road right of way;

A portion of Section 30, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 30 for a POINT OF REFERENCE, thence along the North boundary of the Northwest 1/4 of said Section 30, South $89^{\circ}51'18''$ East, a distance of 1251.02 feet for a POINT OF BEGINNING; thence continue along the North boundary of the Northwest 1/4 of said Section 30, South $89^{\circ}51'18''$ East, a distance of 344.98 feet; thence South $00^{\circ}08'42''$ West, a distance of 970.00 feet; thence North $89^{\circ}51'18''$ West, a distance of 627.45 feet; thence North $36^{\circ}00'00''$ West, a distance of 100.00 feet; thence North $27^{\circ}59'43''$ East, a distance of 730.91 feet; thence North $00^{\circ}08'42''$ East, a distance of 243.00 feet to the POINT OF BEGINNING.

LESS any existing public road right-of-way.

Parcel ID No.: R30 422 17 0000 0030 0013

Key No.: 1425354