

PURCHASE/SALE AGREEMENT

THIS AGREEMENT made and entered into on this 25th day of March, 2025, by and between, Hernando County, a political subdivision of the State of Florida, whose address is 15470 Flight Path Dr, Brooksville, FL 34604, hereinafter referred to as the "Seller"; and Gloria Browdy & Ronald Browdy, whose marital status is married and whose address is P.O. Box 12301 Brooksville, Florida 34603 hereinafter referred to as the "Buyer."

WITNESSETH

NOW, THEREFORE, THE PURCHASE PRICE 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:

West 115 feet of a lot 105 feet running North and South by 420 feet East and West of a lot in SE 1/4 of SW 1/4 of Section 29, Township 22 S, Range 19E. in Hernando County, Florida and per ORB 745, page 1407 and ORB 748, page 699 in the Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R29 422 19 0000 0430 0010

Property Appraiser's Key No.: 1182892

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

1. The purchase price shall be Five Thousand and 00/100 Dollars (\$ 5,000), 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. The Buyer, by signature of this Agreement, hereby requests that all mineral interests owned by Hernando County in the Property be transferred to the Buyer as provided in Section 270.11, F.S.

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.

Buyer:

Witness: Charles Buckner

Print Name: Charles Buckner

Witness: _____

Print Name: _____

By: Gloria Browdy
Gloria Browdy
Name/Title

Date: 02/07/2025

By: Ronald Browdy
Ronald Browdy
Name/Title

Date: 02/07/2025

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: Gulf Coast Title Co., Inc.
Address: 111 N. Main St
Phone Number: 352-796-9416

If this portion is left blank, the exchange of Deed and payment of the 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.

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.

DISCLOSURE: The subject property is "landlocked" with no apparent legal access. Buyer (Not the County as Seller) is responsible to undertake measures to seek an easement by necessity and/or a "statutory way of necessity", which may require resolution via court proceedings after purchase. Zoning-The parcel is zoned AR-2 per Hernando County GIS mapping, and minimum lot size for an improvement is one (1) acre. It shall be the responsibility of the Buyer to contact the Hernando County Planning Department or Building Department for additional information. Buyer advised to seek legal advice from an attorney prior to execution of the contract and closing.

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

Attest *Heidi Krupke*
fa *Property Clerk*
Douglas A. Chorvat, Jr. Clerk



By *Brian Hawkins*
Brian Hawkins, Chairman

Date: 03-25-2025

Approved as to legal form and sufficiency:

[Signature]
County Attorney's Office