

WARRANTY DEED WITH AGREEMENT FOR REVERTER

THIS INDENTURE is made this 23rd day of July, 1985, between:

FLORIDA CRUSHED STONE COMPANY

of the County of Hernando, State of Florida, as Grantor\*, and

HERNANDO COUNTY, FLORIDA,

whose address is Brooksville, Hernando County, Florida 33512, as Grantee\*.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100ths DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in HERNANDO County, Florida, to-wit:

Property described in Schedule "A", attached hereto and and incorporated herein as fully as if set forth in haec verba;

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

By acceptance of this Deed, HERNANDO COUNTY, FLORIDA, the Grantee herein, on behalf of itself and of each and every of its assigns and successors-in-interest with regard to the property herein conveyed, does hereby agree to the following conditions of this conveyance:

1. The property herein conveyed shall at all times and for all purposes whatsoever be included in the calculation of any "setback" requirement, for any purpose whatsoever, now or at any time in the future imposed upon Grantor, or upon any of its assigns or successors-in-interest, with regard to any and all property owned now or in the future by Grantor, or any of its assigns or successors-in-interest, as fully as if Grantor or any of its assigns or successors-in-interest then owned title to the property herein conveyed;

2. In the event Grantee, or its assigns or successors-in-interest, do not complete the construction of a fire station on the property hereby conveyed and have same fully in operation by not later than December 31, 1989, then the property herein conveyed shall automatically, without necessity of any document of conveyance and without necessity of any document being recorded in the public records of Hernando County, Florida, revert for all purposes whatsoever to Grantor, or to its assigns or successors-in-interest, and the estate hereby created in Grantee and its assigns or successors-in-interest shall be extinguished; and

3. If the condition of Paragraph 2, above, is met, but the Grantee or its assigns or successors-in-interest, at any time whatsoever, cease to use the property hereby conveyed as a fire station, ownership of the property hereby conveyed shall automatically, without necessity of any document of conveyance and without necessity of any document being recorded in the public records of Hernando County, Florida, revert for all purposes whatsoever to Grantor, or its assigns or successors-in-interest, and the estate hereby created in Grantee and its assigns or successors-in-interest shall be extinguished.

4. This Warranty Deed shall not be effective to convey any title to or to create any estate in the Grantee or any of its assigns or successors-in-interest unless and until the Acceptance of Grantee at the end hereof is executed by the Grantee and unless and until this Warranty Deed, together with said Acceptance of Grantee, is recorded in the public records of Hernando County, Florida.

\*("Grantor" and "Grantee" are used for masculine, feminine, neuter, singular, or plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Lorenne E. Stanoff  
Shandra J. Hallwood

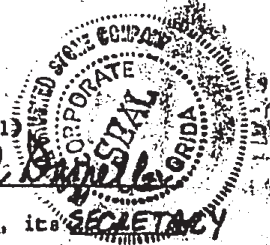
FLORIDA CRUSHED STONE COMPANY

By: F. Browne Gregg  
F. Browne Gregg, its CHAIRMAN

ATTEST:

(Corporate Seal)

By: Wm. Reid Darnell  
Wm. Reid Darnell, its SECRETARY



STATE OF FLORIDA  
COUNTY OF HERNANDO  
Lake

May The foregoing instrument was acknowledged before me this 28th day of April, 1985, by F. Browne Gregg and Wm. Reid Darnell, the Chairmen and Secretary, respectively of FLORIDA CRUSHED STONE COMPANY.

Lorenne E. Stanoff  
NOTARY PUBLIC



My Commission Expires:  
9-10-89

FILED FOR RECORD  
HAROLD WILLIAM BROWN, CLERK  
HERNANDO COUNTY, FLA.  
85 JUL 25 PM 4 18  
019605

**ACCEPTANCE OF GRANTER**

The conveyance of the within described property and the conditions of said conveyance are, by authority of the prior action of a majority of the Board of Commissions of Hernando County, Florida, hereby accepted and confirmed by Hernando County, Florida, as the Grantee thereof this 23rd day of July, 1985.

Signed, sealed and delivered in the presence of:

Brenda Trojien  
Marjorie Lindsey

HERNANDO COUNTY, FLORIDA  
By: Leonard F. Tria, Jr.  
Leonard F. Tria, Jr., Chairman of the Board of County Commissioners

ATTEST:

(Seal)  
By: Harold W. Brown  
Harold W. Brown, Clerk of the Circuit Court

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25th day of July, 1985, by LEONARD F. TRIA, JR., and HAROLD W. BROWN, the Chairman of the Board of County Commissioners and the Clerk of the Circuit Court, respectively, of HERNANDO COUNTY, FLORIDA.

Connie E. [Signature]  
NOTARY PUBLIC

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 16 1987  
BONDED THRU GENERAL INSURANCE UND

FCC0401

LEGAL DESCRIPTION

A parcel of land in the NW $\frac{1}{4}$  of SECTION 1, TOWNSHIP 22 South, RANGE 18 East, HERNANDO County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said SECTION 1, run thence N89 $^{\circ}$ 37'52"E along the North line of said SECTION 1 a distance of 532.42 feet to a point on the Easterly Right-of-Way of State Road No. 491, said point being the POINT OF BEGINNING; continue thence along said North line N89 $^{\circ}$ 37'52"E a distance of 225.00 feet; thence run S14 $^{\circ}$ 40'28"E a distance of 225.00 feet; thence run S89 $^{\circ}$ 37'52"W a distance of 225.00 feet returning to the Easterly Right-of-Way of State Road No. 491; thence run along said Easterly Right-of-Way N14 $^{\circ}$ 40'28"W a distance of 225.00 feet to the POINT OF BEGINNING.

This parcel contains 1.13 acres or 49,055.21 Square Feet.