

Prepared by and return to:
Darryl W. Johnston, Esq
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29 S. Brooksville Avenue
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File Number: **21-0519B**

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Warranty Deed

This Warranty Deed made this 11th of February, 2025 between **J. Thomas Bronson, Successor Co-Trustee, John Walter Meadows, Successor Co-Trustee of The Lake Hideaway Revocable Trust under Trust Agreement dated July 29th, 1994** whose post office address is **24060 Deer Run Road, Brooksville, FL 34601**, grantor, and **Hawk Lake Hideaway, LLC, a Delaware limited liability company** whose post office address is **2502 Rocky Point Drive, Suite 1050, Tampa, FL 33607**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

See attached "exhibit A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

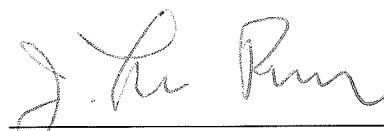
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Darryl W. Johnston
Printed Name:
P.O. Address: 29 S. Brooksville Ave
Brooksville FL 34601


J. Thomas Bronson, Successor Co-Trustee of The Lake
Hideaway Revocable Trust under Trust Agreement dated
July 29th, 1994, a Florida Trust

Sallie Cummings

Witness

Printed Name: Sallie Cummings
P.O. Address: 295 Brooksville Ave.
Brooksville, FL 34601

State of Florida

County of Hernando

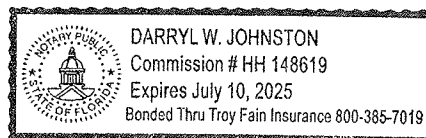
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2025 by J. Thomas Bronson, Successor Co-Trustee of The Lake Hideaway Revocable Trust under Trust Agreement dated July 29th, 1994 who ☒ is personally known or ☐ have produced drivers' licenses as identification.

[Seal]

[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____



Signed, sealed and delivered in our presence:

Nancy Pesquera

Witness

Printed Name: Nancy Pesquera
P.O. Address: 4301 W Bay Street Blvd
Tampa, FL 33607

John Walter Meadows

John Walter Meadows, Successor Co-Trustee of The
Lake Hideaway Revocable Trust under Trust Agreement
dated July 29th, 1994, a Florida Trust

Cynthia Noel Bequette

Witness

Printed Name: Cynthia Noel Bequette
P.O. Address: 14301 W. Bay Street Blvd
Tampa, FL 33607

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
11th day of February, 2025 by John Walter Meadows, Successor Co-Trustee of The Lake Hideaway Revocable Trust under
Trust Agreement dated July 29th, 1994 who ☐ is personally known or ☒ have produced drivers' licenses as identification.

[Seal]

Cynthia Noel Bequette
Notary Public
Print Name: Cynthia Noel Bequette
My Commission Expires: _____



CYNTHIA NOEL BEQUETTE
Commission # HH 514246
Expires April 18, 2028

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

THE PROPERTY, A/K/A "PARCEL M":

ALL THAT PART OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF STAR ROAD.

LESS THE FOLLOWING FOUR (4) PARCELS:

LESS OUT PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE SOUTH 00°23'25" EAST, ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4, 808.83 FEET TO THE CENTERLINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE NORTH 25°14'39" EAST, ALONG SAID CENTERLINE, 216.97 FEET; THENCE SOUTH 89°57'12" EAST 1010.69 FEET; THENCE SOUTH 46°56'59" EAST 177.69 FEET; THENCE SOUTH 44°34'02" EAST 166.64 FEET; THENCE SOUTH 30°12'16" EAST 186.00 FEET; THENCE SOUTH 06°30'22" EAST 184.13 FEET; THENCE SOUTH 00°35'38" EAST 1476.30 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4; THENCE NORTH 89°54'10" WEST, ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, 1467.07 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°23'25" WEST, ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4, 1862.05 FEET TO THE POINT OF BEGINNING.

LESS OUT PARCEL 2

ANY PORTION OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 2375, PAGE 1299, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS OUT PARCEL 3

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 926.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S25°14'16"W, 836.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN S36°43'18"E, 301.99 FEET TO THE ESTABLISHED WETLAND JURISDICTION LINE OF WHITEHURST POND; THENCE ALONG SAID WETLAND JURISDICTION LINE S58°40'11"W, 232.58 FEET; THENCE S39°40'53"W, 69.49 FEET; THENCE LEAVING SAID WETLAND JURISDICTION LINE RUN S57°42'44"W, 225.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S25°14'16"W, 2188.65 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N89°57'02"W, 55.26 FEET TO THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6, SAID POINT ALSO BEING ON THE CENTERLINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6, AND THE CENTERLINE OF SAID POWER EASEMENT S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W,

1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°50'51"E, 1324.96 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1712.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT AND THE POINT OF BEGINNING.

LESS OUT PARCEL 4

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8 S 00°14'35" E A DISTANCE OF 99.89 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HEXAM ROAD AS DESCRIBED IN RESOLUTION 97-138, RECORDED IN OFFICIAL RECORD BOOK 1140, PAGE 951, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA, WITH THE WEST LINE OF BLOCK 345 OF THE PLAT OF ROYAL HIGHLANDS, UNIT NO. 5, AS RECORDED IN PLAT BOOK 12, PAGE 45, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE OF SECTION 8, AS WELL AS ALONG THE WEST LINE OF ROYAL HIGHLANDS UNIT NO. 5, BLOCKS 345, 356, & 364 AND THE EXTENSIONS THEREOF, S 00°20'08" E A DISTANCE OF 2,584.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 17 S 00°16'47" E A DISTANCE OF 2,167.30 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE OF SAID SECTION 17 S 84°38'43" W A DISTANCE OF 363.48 FEET TO A POINT; THENCE S 05°21'17" E A DISTANCE OF 34.59 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 617.00 FEET TO A POINT; THENCE S 82°57'02" W A DISTANCE OF 169.07 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 28.00 FEET TO A POINT; THENCE S 81°15'32" W A DISTANCE OF 169.30 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 332.00 FEET TO A POINT; THENCE N 05°21'17" W A DISTANCE OF 5.56 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 120.00 FEET TO A POINT; THENCE N 05°21'17" W A DISTANCE OF 41.83 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 181.96 FEET TO A POINT ON THE ESTABLISHED WETLAND JURISDICTION LINE OF WHITEHURST POND; THENCE ALONG SAID WETLAND JURISDICTION LINE THE FOLLOWING FOURTEEN (14) COURSES: N 14°07'57" E A DISTANCE OF 21.92 FEET TO A POINT; THENCE N 83°33'43" W A DISTANCE OF 151.51 FEET TO A POINT; THENCE N 56°36'07" W A DISTANCE OF 68.43 FEET TO A POINT; THENCE N 28°48'47" W A DISTANCE OF 105.53 FEET TO A POINT; THENCE N 13°06'37" E A DISTANCE OF 134.77 FEET TO A POINT; THENCE N 19°05'21" W A DISTANCE OF 270.47 FEET TO A POINT; THENCE N 09°29'21" W A DISTANCE OF 351.58 FEET TO A POINT; THENCE N 40°02'10" W A DISTANCE OF 390.70 FEET TO A POINT; THENCE N 62°41'57" W A DISTANCE OF 140.66 FEET TO A POINT; THENCE N 79°24'54" W A DISTANCE OF 231.80 FEET TO A POINT; THENCE N 77°00'38" W A DISTANCE OF 430.71 FEET TO A POINT; THENCE N 80°28'06" W A DISTANCE OF 211.04 FEET TO A POINT; THENCE S 64°49'07" W A DISTANCE OF 114.61 FEET TO A POINT; THENCE S 80°53'42" W A DISTANCE OF 105.82 FEET TO A POINT; THENCE DEPARTING SAID WETLAND JURISDICTIONAL LINE N 36°43'19" W A DISTANCE OF 301.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG SAID EASTERLY EASEMENT LINE N 25°14'16" E A DISTANCE OF 836.89 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S 89°41'29" E A DISTANCE OF 926.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 N

00°17'39" W A DISTANCE OF 1,852.41 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 785, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL N 89°50'47" E A DISTANCE OF 325.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL N 00°17'05" W A DISTANCE OF 710.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID HEXAM ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID HEXAM ROAD N 89°50'02" E A DISTANCE OF 2,340.39 FEET TO THE POINT OF BEGINNING.

*THE FOREGOING DESCRIBED LEGAL DESCRIPTION OF THE PROPERTY (A/K/A "PARCEL M") IS ALSO DESCRIBED AS AND IS ONE AND THE SAME AS THE FOLLOWING PROPERTY:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 17 SOUTH 00°16'47" EAST A DISTANCE OF 2,167.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°16'47" EAST A DISTANCE OF 493.90' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°16'05" EAST A DISTANCE OF 2,630.80' TO THE NORTH RIGHT OF WAY LINE OF STAR ROAD, AS DESCRIBED IN HERNANDO COUNTY RESOLUTION #81-5 RECORDED IN OFFICIAL RECORD BOOK 477, PAGE 326, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR STAR ROAD, NORTH 89°53'24" WEST A DISTANCE OF 2,649.33 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°53'53" WEST A DISTANCE OF 1,181.38 FEET TO THE SOUTHEAST CORNER OF LOT 54, AS SHOWN ON THE PLAT OF WOODLAND WATERS PHASE SIX, RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT OF WOODLAND WATERS PHASE SIX, NORTH 00°36'06" WEST A DISTANCE OF 1,446.21 FEET TO A POINT; THENCE NORTH 06°27'24" WEST A DISTANCE OF 183.87 FEET TO A POINT; THENCE NORTH 30°11'28" WEST A DISTANCE OF 186.09 FEET TO A POINT; THENCE NORTH 44°36'54" WEST A DISTANCE OF 166.81 FEET TO A POINT; THENCE NORTH 46°56'09" WEST A DISTANCE OF 177.63 FEET TO A POINT; THENCE NORTH 89°57'29" WEST A DISTANCE OF 955.29 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF A 100.00 FOOT WIDE FLORIDA POWER EASEMENT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 4074, PAGE 1867, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 25°14'16" EAST A DISTANCE OF 2,188.60 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY NORTH 57°42'44" EAST A DISTANCE OF 225.49 FEET TO A POINT; THENCE NORTH 39°40'53" EAST A DISTANCE OF 69.49 FEET TO A POINT; THENCE NORTH 58°40'11" EAST A DISTANCE OF 232.58 FEET TO A POINT; THENCE NORTH 80°53'43" EAST A DISTANCE OF 105.82 FEET TO A POINT; THENCE NORTH 64°49'07" EAST A DISTANCE OF 114.61 FEET TO A POINT; THENCE SOUTH 80°28'06" EAST A DISTANCE OF 211.04 FEET TO A POINT; THENCE SOUTH 77°00'38" EAST A DISTANCE OF 430.71 FEET TO A POINT; THENCE SOUTH 79°24'54" EAST A DISTANCE OF 231.80 FEET TO A POINT; THENCE SOUTH 62°41'57" EAST A DISTANCE OF 140.66 FEET TO A POINT; THENCE SOUTH 40°02'10" EAST A DISTANCE OF 390.70 FEET TO A POINT; THENCE SOUTH 09°29'21" EAST A DISTANCE OF 351.58 FEET TO A POINT; THENCE SOUTH 19°05'21" EAST A DISTANCE OF 270.47 FEET TO A POINT; THENCE SOUTH 13°06'37" WEST A DISTANCE OF 134.77 FEET TO A POINT; THENCE SOUTH 28°48'47" EAST A DISTANCE OF 105.53 FEET TO A POINT; THENCE SOUTH 56°36'07" EAST A DISTANCE OF 68.43 FEET TO A POINT; THENCE SOUTH 83°33'43" EAST A DISTANCE OF 151.51 FEET TO A POINT; THENCE SOUTH 14°07'57" WEST A DISTANCE OF 21.92 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 181.96 FEET TO A POINT; THENCE SOUTH 05°21'17" EAST A DISTANCE OF 41.83 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 05°21'17" EAST A DISTANCE OF 5.56 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 332.00 FEET TO A POINT; THENCE NORTH 81°15'32" EAST A DISTANCE OF 169.30 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 28.00 FEET TO A POINT; THENCE NORTH 82°57'02" EAST A DISTANCE OF 169.07 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 617.00 FEET TO A POINT; THENCE NORTH 05°21'17" WEST A DISTANCE OF 34.59 FEET TO A POINT; THENCE NORTH 84°38'43" EAST A DISTANCE OF 363.48 FEET TO THE POINT OF BEGINNING.