

After Recording Return to:
Scotti Little
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:
Scotti Little
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R27 222 19 3010 0000 0050 and R27 222 19 3010 0000 0040
File No.: 250910377

WARRANTY DEED

This Warranty Deed, Made the 29th day of October, 2025, by **Sundara Holdings, LLC**, a Florida limited liability company, having its place of business at **7190 E Kierland Blvd., Unit 917, Scottsdale, AZ 85254**, hereinafter called the "Grantor", to **Hernando County, a political subdivision of the State of Florida**, whose post office address is: **15470 Flight Path Dr., Brooksville, FL 34604**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Million Nine Hundred Sixty Three Thousand Dollars and No Cents (\$1,963,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

Lot 4, Less the South 42 feet thereof, and all of Lots 5 and 6, together with all of "C" Street, all of "D" Street, and the East ½ of Abbey Avenue, lying along they're respective common boundaries abutting thereto, all in Parson Addition to the City of Brooksville, as per plat thereof, as recorded in Plat Book 3, at Page 17, Public Records of Hernando County, Florida.

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 2025, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Norma J. Medina
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Norma J. Medina

2654 S. Shelby

Mesa, AZ 85209

SUNDARA HOLDINGS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY

Brandon Gordon
Brandon Gordon
Manager

Loretta A. Jimenez
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Loretta A. Jimenez

9422 E. Broadway Rd #103

Mesa, AZ 85208

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of October, 2025 by Brandon Gordon as Manager of Sundara Holdings, LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He/She/They is/are ☐ Personally Known OR ☒ Produced AZDL as Identification.

Norma J. Medina

Notary Public Signature (SEAL)

Printed Name: Norma J. Medina

My Commission Expires: 04/04/2029

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

