

STATUTORY DEED

(§125.411, F.S.)

THIS DEED, made this _____ day of _____ 2025, by HERNANDO COUNTY, Florida, a political subdivision of the State of Florida, whose address is 15470

Flight Path Drive, Brooksville, FL 34604, party of the first part ("GRANTOR") and FLG X FL LLC, an Arizona limited liability company, as the successor-in-interest to Tampa Bay Extreme Adventure Course, LLP, whose address is 3116 South Mill Avenue, Suite 260, Tempe, AZ 85282, party of the second part ("GRANTEE").

WITNESSETH that County (party of the first part), for and in consideration of the sum of \$219,000.00 to it in hand paid by GRANTEE (party of the second part), receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Hernando County, Florida:

Commence at the East 1/4 Corner of Section 31, Township 22 South, Range 20 East, Hernando County, Florida; Thence along the North Boundary Line of the Southeast 1/4 of Section 31, S 87°44'04" W a Distance of 1308.28 Feet to the West Boundary Line of the East 1/2 of the Southeast 1/4 of said Section 31; Thence along said West Boundary Line, S 00°50'53" E a Distance of 321.29 Feet to the East Right of Way of Cedar Lane; Thence along said East Right of Way, S 13°16'51" E a Distance of 53.24 Feet; Thence S 17°31'24" E a Distance of 128.82 Feet; Thence S 01°36'52" E a Distance of 16.12 Feet to the Point of Beginning; Thence continue S 01°36'52" E a Distance of 114.90 Feet; Thence S 09°34'15" W a Distance of 277.48 Feet to said West Boundary Line; Thence leaving said East Right of Way and along said West Boundary Line, S 00°50'53" E a Distance of 627.55 feet to the South Boundary Line of Section 31; Thence along said South Boundary Line, S 89°38'57" E a Distance of 1308.54 Feet to the Southeast Corner of said Section 31; Thence along the East Boundary line of said Section 31, N 00°52'12" W a Distance of 1316.24 Feet; Thence leaving said East Boundary Line, S 87°44'04" W a Distance of 907.17 Feet; Thence S 02°15'56" E a Distance of 267.16 Feet; Thence S 89°08'56" W a Distance of 359.06 Feet to the Point of Beginning.

Containing 36.5 acres, more or less.

Parcel ID No.: R31 422 20 0000 0170 0010 Key No.: 1752400

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to taxes and assessments for the year 2025 and thereafter.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its authorized agent on the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Witness: _____
Print name: _____
Address: _____

By: _____
JON A. JOUBEN, County Attorney

Witness: _____
Print name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Jon A. Jouben, as County Attorney for the Board of County Commissioners of Hernando County, a political subdivision of the State of Florida, who is personally known to me.

Notary Public

NOTE: This Deed shall convey only the interest of the Grantor and such board in the referenced property and shall not be deemed to warrant the title or to represent any statement of facts concerning the same. This conveyance specifically releases any and all minerals to the Grantee herein which otherwise may have been reserved under Florida Statute 270.11, including the right of entry to any interest in phosphate, minerals, and metals or any interest in petroleum.