

Prepared by and Return to:
Hernando County Attorney's Office.
20 N. Main Street, Ste. 462
Brooksville, FL 34601

INSTR #2025041552 BK: 4573 PG: 58 Page 1 of 2
FILED & RECORDED 6/12/2025 2:52 PM TP Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$18.50

Property Appraiser's Parcel Identification
No. R32 323 17 5250 00F0 0000

STATUTORY DEED

(Pursuant to Fla. Stat. § 125.411)

THIS STATUTORY DEED, made this 11th day of February,
A.D. 2025, by Hernando County, a political subdivision of the State of Florida, whose post
office address is 15470 Flight Path Drive, Brooksville, FL 34604, hereinafter called the Grantor,
to Habitat for Humanity of Pinellas County, Inc., a Florida not for profit corporation d/b/a
Habitat for Humanity Tampa Bay Gulfside, whose post office address is 13355 49th Street
North, Suite B, Clearwater, FL 33762, hereinafter called the Grantee.

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall
include all genders, as context requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars
(\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is
hereby acknowledged, has granted, bargained and sold unto the said Grantee, and Grantee's
heirs, or successors, and assigns forever, all that certain parcel of real property in the County of
Hernando and State of Florida, described as follows:

**SPRING HILL UNIT 25, TRACT F (park site) according to
deed recorded in Official Records Book 673, Pages 382 through
389, inclusive, of Hernando County, Florida.**

TO HAVE AND TO HOLD, the same in fee simple forever, together with all and
singular, the appurtenances thereunto belonging or in any way appertaining, and all the estate,
right, title, interest and claim whatsoever, of the said Grantor, either in law or equity, to the only
proper use, benefit and behoof of the said Grantee, and Grantee's heirs, or successors, and
assigns forever, subject to the Land Use Restriction Agreement executed by the Grantor and
Grantee on even date herewith and attached hereto.

NO WARRANTY OF TITLE: This conveyance conveys only the interest of the
County and its governing body in the property covered hereby, and shall not be deemed to

warrant the title or to represent any state of facts concerning the same.

REVERTER: If any part of the property herein conveyed shall be used for any purpose other than as provided in the above-referenced Land Use Restriction Agreement, the estate hereby granted to the Grantee shall automatically and immediately terminate, and all right, title and interest in and to such property shall thereupon revert to the Grantor, pursuant to Fla. Stat. § 689.18(5) (2024). It is intended that this Statutory Deed conveys the said property in fee simple determinable, and that the right of reversion and land use restrictions contemplated in this Deed and the Land Use Restriction Agreement inure to the benefit of, and are binding upon, the Grantor's and Grantee's respective heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its proper officials duly authorized on the date first written above.

ATTEST:

By:

Hindi Kurgan, Deputy Clerk
Doug Chorvat Jr.
Clerk of Court and Comptroller



**HERNANDO COUNTY, FLORIDA, a political
subdivision of the State of Florida**

By:

Brian Hawkins
Brian Hawkins, Chairman

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By:

Melissa Tartaglia
County Attorney's Office