

Prepared By and Return To:
Hernando County Attorney's Office
20 N. Main St, Rm 462
Brooksville, FL 34601

INSTR #2023052130 BK: 4332 PG: 1991 Page 1 of 3
FILED & RECORDED 8/17/2023 2:01 PM TP Deputy Ck
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$27.00

For Recording Purposes Only

WARRANTY DEED

THIS INDENTURE, made and executed this 3rd day of August, 2023, NAMI HERNANDO, INC., a Florida not for profit corporation, 4030 Commercial Way, Spring Hill, FL 34606 (hereinafter referred to as "Grantor"), to and in favor of HERNANDO COUNTY, a political subdivision of the state of Florida, 15470 Flight Path Drive, Brooksville, FL 34604 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hernando County, Florida, to wit:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FOREST OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY LINE OF SAID FOREST OAKS UNIT TWO SOUTH 00° 26'23" WEST, A DISTANCE OF 385.04 FEET TO THE SOUTHWEST CORNER OF SAID FOREST OAKS UNIT TWO, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST OAKS BOULEVARD AS SHOWN ON THE PLAT OF FOREST OAKS UNIT ONE RECORDED IN PLAT BOOK 19, PAGES 10 THROUGH 12 OF SAID PUBLIC RECORDS, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FOREST OAKS BOULEVARD THE FOLLOWING: NORTH 89°41'03" WEST, 352.26 FEET; THENCE NORTH 00°18'57" EAST, 10.00 FEET; THENCE NORTH 89°41'03" WEST, 23.37 FEET; THENCE NORTH 00°26'23" EAST, A DISTANCE OF 189.93 FEET; THENCE NORTH 89° 39'57" WEST, A DISTANCE OF 244.90 FEET THENCE NORTH 00° 26'23" EAST, A DISTANCE OF 186.38 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG SAID NORTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE

OF BERKELEY MANOR AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 17,
PAGES 18 THROUGH 22 OF SAID PUBLIC RECORDS, SOUTH 89° 33'37" EAST, A
DISTANCE OF 620.55 FEET TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PARCEL CONTAINS 4.36 ACRES, MORE OR LESS.

Parcel ID No.: R15 423 17 0000 0050 0050 Key No.: 1027908

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.

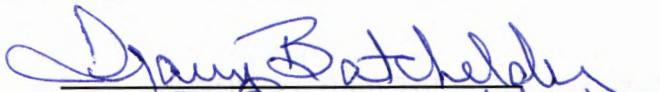
AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in
fee simple; that Grantor has good right and lawful authority to sell and convey said land; that
Grantor hereby fully warrants the title to said land and will defend the same against all lawful
claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes
accruing subsequent to 2023, reservations, restrictions and easements of record, if any.

OWNERSHIP of the land conveyed hereby shall revert to Grantor should Grantee fail to complete
the master planning and/or infrastructure improvements as outlined in that certain "Mutual
Cooperation and Cost-Sharing Agreement Between Hernando County and NAMI Hernando, Inc."
dated February 14, 2023.

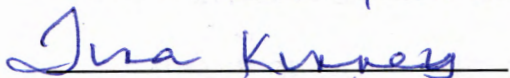
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first
above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:
NAMI HERNANDO, INC., a Florida not for
profit corporation


Print Name: Tracey Batchelder

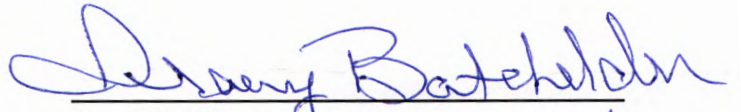

THOMAS BAKER, President


Print Name: Tina Kinney

[Notary acknowledgment on following page]

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of AUGUST, 2023, by THOMAS BAKER, as President of NAMI Hernando, Inc., a Florida not for profit corporation, who is personally known to me or produced _____ as identification.



Notary Public
Tracey Batchelder

