

DEED OF DEDICATION

THE INDENTURE made this 5th day of July, 2023, between **SEXTON-HARBURG, LLC** whose address is 5203 Coto Place, Valrico, FL 33596, hereinafter called Grantor, and **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604 hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in Hernando County, Florida, to wit:

Starting at a point of beginning at the Southwest corner of Lot 33, of Linden Retreat, according to the plat recorded in Plat Book 23, Pages 33 and 34, thence, N 00°15'36"E for 40 feet thence S 89°44'24"E for 201.44 feet to a point on the right of way line of Linden Drive, thence S 00°05'59"E, 15.12 feet to a point of curvature to the Right, with a Radius of 26.44, an Angle of 82°14'29" and a Chord Bearing of S 44°24'43"W, thence N 89°38'13"W for 1.10 feet, thence N 89°43'05" W for 176.22 feet to point of beginning.

Property Appraiser's Parcel No.: R33 223 18 2666 0000 0320


Property Appraiser's Key No.: 1180340


TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

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, and hereby 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.

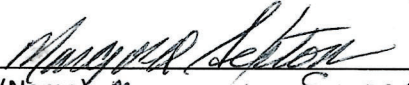
IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed or Sealed
In Our Presence

(Sign) 
(Print) NELSON ROMERO

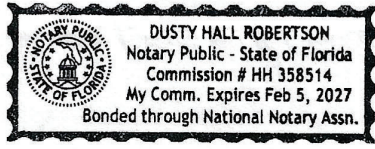
(Sign) 
(Print) Bradley Breedlove

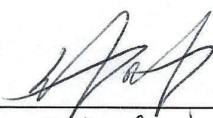
SEXTON-HARBURG, LLC
Grantor


(Name) Margorie Sexton
(Title) Member/Manager

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of July, 2023, by Margorie Sexton, as owner of Sexton-Harburg, LLC, who is personally known to me or has produced FL Drivers License as identification.




Notary Public Dusty Hall Robertson

