

PURCHASE/SALE AGREEMENT

**COUNTY OF HERNANDO
STATE OF FLORIDA**

THIS AGREEMENT made and entered into on this 28th day of February, 2023, by and between, Hernando County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Dr., Brooksville, Florida 34604, hereinafter referred to as the "Seller"; and GTG Spire Homes, LLC, a Colorado Limited Liability, whose marital status is NA and whose address is 8605 Explorer Dr., Suite 250, Colorado Springs, CO 80920 hereinafter referred to as the "Buyer."

WITNESSETH

NOW, THEREFORE, in consideration of ten dollars and no cents (\$10.00) paid by the Buyer to the Seller, the Seller agrees to sell to the Buyer, and the Buyer agrees to buy from the Seller, that certain real property situated in Hernando County, Florida, more specifically described as follows:

Lot 29, Block 5, Southern Hills Plantation, Phase 1, according to the plat thereof as recorded in Plat Book 35, Pages 1 through 18, inclusive, Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R04-223-19-3571-0005-0290

Property Appraiser's Key No.: 1559986

hereinafter referred to as "the Property," upon the following terms and conditions:

1. The purchase price shall be Thirty-two Thousand Dollars (\$ 32,000.00), plus documentary stamp taxes and recording fees payable in cash, certified check, cashier's check or money order by the Buyer to the Seller.

2. THIS AGREEMENT SHALL BE SUBJECT TO APPROVAL BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC). If the BOCC does not approve this Agreement and all the terms and conditions hereof, the Seller shall notify the Buyer thereof promptly in writing and this Agreement shall be null and void and all rights and liabilities arising hereunder shall terminate.

3. Upon payment of the purchase price as provided herein, the Seller shall convey the Property by a Statutory Deed pursuant to Section 125.411, Florida Statutes. This property is being SOLD in its "AS IS" condition with no warranty of title. Pursuant to Florida Statute 270.11, the Seller reserves its mineral rights.

4. The proration of ad valorem taxes on the Property is exempt from taxation while owned by the Seller pursuant to Section 196.192, Florida Statutes.

5. A recorded Statutory Deed shall be provided to the Buyer within ninety (90) days after approval of this Agreement by the BOCC and payment of the total purchase price referenced in paragraph 1, herein, whichever occurs last, unless an extension hereof is mutually agreed to by both parties.

6. The covenants herein contained shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, personal representatives, successors and assigns of the parties hereto; provided, however, that neither party shall assign this Agreement without the prior approval of the other party, unless required by law. Whenever used herein, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include the other. No agreement or understanding, verbal or in writing, unless incorporated herein, shall be binding upon the parties.

7. The Seller shall not be liable to the Buyer or to the Buyer's agents or representatives for any commissions, costs, or fees arising from or for the sale of the Property to the Buyer, and the Buyer shall defend, indemnify and hold harmless the Seller and its agents, employees and officers from any and all actions, awards, causes, claims, damages, judgments, losses, payments, recoveries and suits therefore arising from or out of this Agreement.

*Purchase/Sale Agreement
Between Hernando County and*

IN WITNESS THEREOF, the parties and the lawful representatives of the parties hereto have caused these presents to be executed in their respective names the day and year first above written.



Attest: Heidi Kuppert Deputy Clerk
Douglas A. Chorvat, Jr., Clerk

Witness: [Signature]

Print Name: Amy Romanczuk

Witness: _____

Print Name: _____

Seller:
HERNANDO COUNTY, a political subdivision of the State of Florida

By: [Signature]
Chairman / Vice-Chairman
John Allocco

Buyer:
By: [Signature]
GTG Spire Homes, LLC
By: Ken Romanczuk, MGRM

By: Ken Romanczuk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY [Signature]
County Attorney's Office

8. The Buyer may arrange for a closing by a title company of its choice at the Buyer's expense if it desires. Buyer must notify Seller of said arrangement by completing the following:

Name of Title Company: Title Insights
Address: 13057 W. Linebaugh Ave., Suite 101, Tampa, FL 33626
Phone Number 813-336-4699
Attention: Deidre L. Gurney E-Mail: deidre@yourtitlesource.com

If this portion is left blank the exchange of Deed and total purchase price shall finalize the conveyance between Seller and Buyer.

9. The terms and conditions of this Agreement shall survive the conveyance of the Property from the Seller to the Buyer.

10. A copy of this Agreement may be accepted as an original.

DISCLOSURE: BUYER is responsible to satisfy all CDD, HOA and any other outstanding liens to obtain a title insurance commitment and policy. No outstanding real estate taxes or real estate tax liens or assessments exist due to Hernando County ownership. The CDD O & M fees and Southern Hills Plantation Social Club dues are understood to be waived, but subject to Buyer confirmation. Any Estoppel fees or lien release fees to be paid by Buyer. The following summary of potential outstanding liens as of 11/16/22 and subject to change and/or revision are as follows:

**Outstanding CDD fees to be satisfied by Buyer: \$7,157.52 (subject to Buyer confirmation)
HOA Dues, fees and interest to be satisfied by Buyer: \$1,138.32 (but increases monthly approximately \$105.00 & subject to Buyer confirmation).**

Buyer to research all Restrictions, Covenants, building requirements, required asocial club membership elements and any other subject regarding lot or home ownership in Southern Hills Plantation via www.sohilly.com.

Title Insurance Exception- The County acquired title to the subject property via Escheatment Tax Deed on 10/4/2021. Per Florida Statutes 95.192, Limitation upon acting against tax deed- *When a tax deed has been issued to any person under s. 197.552 for 4 years, no action shall be brought by the former owner of the property or any claimant under the former owner.* Thus, the following title insurance exception, subject to amendment, will be included on an Owner's Title Commitment and final Title Insurance Policy:

Any interest of "the prior owner" and those having a recorded interest in the subject property prior to the issuance of that certain Escheatment Tax Deed recorded in Official Records Book 4064, Page 988 of the Public Records of Hernando County, Florida. In addition, any loss or damage caused as a result of a claim of unmarketability due to the lack of a quiet title action to establish the validity of the said Escheatment Tax Deed.

Buyer comprehends the Title Insurance Policy Exception, or Buyer should seek independent legal counsel prior to contract execution, and Buyer agrees to purchase and close the transaction subject to the exception.

*Purchase/Sale Agreement
Between Hernando County and*



**Street Level photos may not be available if structure is not visible from road.

2022 Final Tax Roll

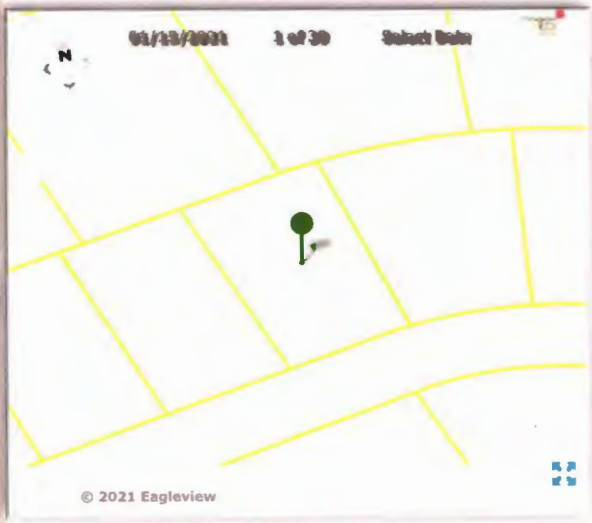
Parcel Key: 01559986 Parcel #: R04 223 19 3571 0005 0290

Owner Information

Owner Name: HERNANDO COUNTY
 Mailing: 20 N MAIN ST RM 263
 Address: BROOKSVILLE FL 34601

Property & Assessment Values

Building: 50	Assessed: \$13,967
Features: 50	Exempt: \$13,967
Land: \$13,967	Capped: \$13,967
AG Land: 50	Excl Cap: 50
Market: \$13,967	Taxable: 50



Property Information

Site Address: CROWN PEAK CT
 Description: SOUTHERN HILLS PLANTATION PH 1 BLK 5 LOT 29
 DOR Code: (86) COUNTIES OTHER THAN PUBLIC SCH
 Levy Code: CWBE Sec/Tnshp/Rng: 04-23-19
 Subdivision: SOUTHERN HILLS PLANTATION PH 1 (3571)
 Neighborhood: SOUTHERN HILLS PLNT PH1- BL4-7 (3571B)

Tax Information

AdValorem: \$0.00
NONAdValorem: \$0.00
Total For 2022: \$0.00
Total For 2021: \$0.00
Total For 2020: \$0.00
Total For 2019: \$0.00

[Real Time Tax Info](#) [Pay Taxes On-line](#)

Land Breakdown

Land Use	Units	Value
RESIDENTIAL/SQFT RATE	12,932.00 SQUARE FEET	13,967

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
10/04/2021	4064/988	TD	V	D	\$100	HERNANDO COUNTY
05/25/2010	2744/758	WD	V	Q	\$17,000	JOVIA HOLDINGS LLC
12/20/2004	1939/107	WD	V	Q	\$63,200	GOLDMAN SANDY
12/17/2004	1386/1174	WD	V	Split	\$100	HAMPTON RIDGE DEVELOPERS LLC

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses

CROWN PEAK CT

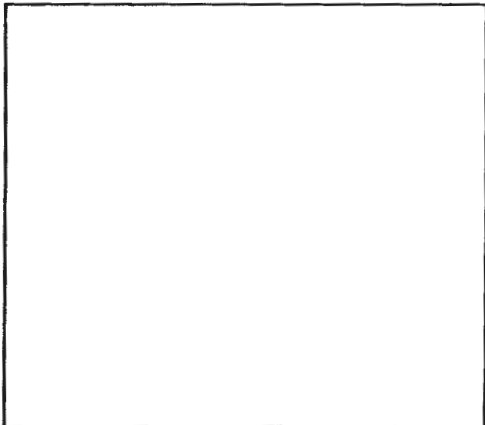
Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

Instr #2021074031 BK: 4064 PG: 988, Filed & Recorded: 10/4/2021 12:00 PM CVW Deputy Clk, #Pgs:1
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL



DR-506E
R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16



Tax deed file number 2018-203TD

Parcel ID number R04 223 19 3571 0005 0290

ESCHEATMENT TAX DEED

Hernando County, Florida

For official use only

This Tax Deed is issued according to Section 197.502(8), Florida Statutes. Three years have passed since the day the land was offered for public sale and placed on the list of "lands available for taxes" without being purchased (Section 197.502(7), F.S.). The property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens. These liens are canceled under Section 197.502(8), F.S.

On **4th day of October, 2021**, the Clerk conveys property located at **CROWN PEAK CT BROOKSVILLE, FL 34601** to **Hernando County** through its Board of County Commissioners, with all inherited property, buildings, fixtures and improvements of any kind and description, the following description of property:

**SOUTHERN HILLS PLANTATION PH 1 BLK 5 LOT 29
KEY # 01559986**

Witness:

SUZANNE BONHAGEN

KAYLEIGH GATES

TINA TAFELSKI Deputy Clerk
for Clerk of Circuit Court or County Comptroller
Hernando County, Florida

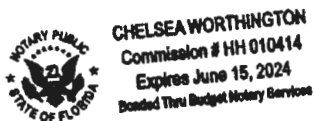


Hernando County, Florida

On this **4th day of October, 2021**, before me personally appeared TINA TAFELSKI, D.C. for Clerk of Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Chelsea Worthington



Prepared By
Return To
FREEDOM TITLE CORP
1392 W. FLORISS AVENUE, STE 101
TAMPA, FL 33612
KRISTY KONECSNY

\$ 17,000.00
1502 W Fletcher Ave, Ste 101
Tampa, FL 33612
General Warranty Deed

2010028696
TRACEY 2744/758

OFFICIAL RECORDS
BK: 2744 PG: 758

Made this May 25, 2010 A.D. By SANDY GOLDMAN AND JENNIFER GOLDMAN Husband and Wife. hereinafter called the grantor, to JOVIA HOLDINGS, LLC, whose post office address is: 3022 Sheehan Drive, Land O Lakes, FL 34635, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Lot 29, Block 5, SOUTHERN HILLS PLANTATION PHASE 1, as per plat thereof, recorded in Plat Book 35, Pages 1 through 18, of the Public Records of Hernando County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 1559986



LT1-2-2010028696-1

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.



LT2-2744-758-1

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 December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name SCOTT NORTON

Witness Printed Name R. NORTON

_____ (Seal)

SANDY GOLDMAN
Address: 3053 Birkdale, Weston, FL 33332

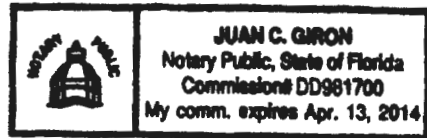
_____ (Seal)

JENNIFER GOLDMAN
Address: 3053 Birkdale, Weston, FL 33332

State of Florida
County of BROWARD

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 119.00
05/27/2010 Deputy Clk

The foregoing instrument was acknowledged before me this 21st May, by SANDY GOLDMAN AND JENNIFER GOLDMAN Husband and Wife, who is are personally known to me or who has produced Driver's License as identification.



Notary Public
Print Name: Juan C. Giron
My Commission Expires: APR 13 2014



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
GTG SPIRE HOMES, LLC

Filing Information

Document Number	M20000008843
FEI/EIN Number	85-0937491
Date Filed	10/07/2020
State	CO
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/29/2021

Principal Address

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Mailing Address

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Registered Agent Name & Address

ROMANCZUK, KEN
11139 BRIDGECREEK DR
RIVERVIEW, FL 33569

Name Changed: 10/29/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

ROMANCZUK, KEN
11139 BRIDGECREEK DR
RIVERVIEW, FL 33569

Title MGRM

SAVAGE, JORDAN

8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

Annual Reports

Report Year	Filed Date
2021	10/29/2021
2022	03/03/2022

Document Images

<u>03/03/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/29/2021 -- REINSTATEMENT</u>	View image in PDF format
<u>10/07/2020 -- Foreign Limited</u>	View image in PDF format

1 2 3 4 5 6 7 8 9 10 11 12