

## PURCHASE/SALE AGREEMENT

COUNTY OF HERNANDO  
STATE OF FLORIDA

THIS AGREEMENT made and entered into on this 28<sup>th</sup> 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 Company, 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 14, 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.: R04-223-19-3571-0005-0140

Property Appraiser's Key No.: 1559833

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*

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: \$1,343.99 (but increases monthly approximately \$105.00 & subject to Buyer confirmation).**

**Buyer to research all Restrictions, Covenants, building requirements, required social 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 984 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*

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 Kuepper, Deputy Clerk  
Douglas A. Chorvat Jr., Clerk

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

By: [Signature]  
Chairman / Vice-Chairman  
JOHN A. NOCCO

Witness: [Signature]  
Print Name: Amy Romanczuk

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

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: Ken Romanczuk

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



<b>Hernando County Property Appraiser</b>		
John C. Emerson, CFA - Brooksville, Florida - 352-754-4190		
PARCEL: R04 223 19 3571 0005 0140		KEY: 1559833
SOUTHERN HILLS PLANTATION PH I BLK 5 LOT 14		
Name:	HERNANDO COUNTY	
Site:	SHELTERED HILL DR	
Mail:	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	
Last Sale:	10/04/2021 \$100.00 V(D)	Levy Code: CWBE

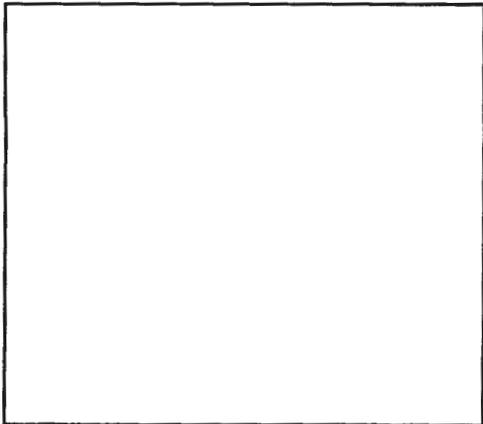


This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Instr #2021074028 BK: 4064 PG: 984, Filed & Recorded: 10/4/2021 11:58 AM 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 2018-202TD  
Parcel ID number R04 223 19 3571 0005 0140

**ESCHEATMENT TAX DEED**

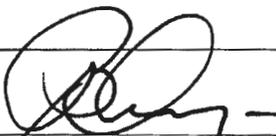
Hernando County, Florida

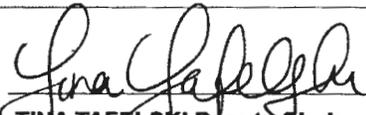
For official use only

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 **SHELTERED HILL DR 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 14  
KEY # 01559833**

Witness:   
**SUZANNE BONHAGEN**  
  
**KAYLEIGH GATES**

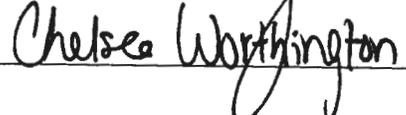
  
**TINA TAFELSKI Deputy Clerk**  
**for Clerk of Circuit Court or County Comptroller**  
**Hernando County, Florida**



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**  
Commission # HH 010414  
Expires June 15, 2024  
Bonded thru Budget Notary Services

1/3

**R** THIS INSTRUMENT PREPARED BY AND RETURN TO:

CHELSEA TITLE OF THE NATURE COAST, INC.  
13175 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34609  
Property Appraisers Parcel Identification (Folio) Numbers: **R04-223-19-3571-0005-0140**

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 18th day of March, 2011 by **GARY H. ROBINSON** and **SONJA L. ROBINSON, HUSBAND AND WIFE**, herein called the grantors, to **HORO LILUMA, LLC, A Florida Limited Liability Co.**, whose post office address is **3428 EL PRADO AVENUE, SPRING HILL, FL 34609**, hereinafter called the Grantee:

*(Wherever used herein the terms "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)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of **\$5,000.00 Dollars** 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, State of Florida, viz.:

**Lot 14, Block 5, SOUTHERN HILLS PLANTATION PHASE 1, according to the Plat thereof, as recorded in Plat Book 35, page 1 through 18 inclusive, of the public records of Hernando County Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2011 and thereafter.**

**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**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

EDWARD M COLEMAN  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Marion Vincent  
Witness #2 Printed Name

[Signature]  
**GARY H. ROBINSON**  
28 APPLE HILL DRIVE, COURTLANDT MANOR, NY  
10567

[Signature]  
**SONJA L. ROBINSON**  
28 APPLE HILL DRIVE, COURTLANDT MANOR, NY  
10567

STATE OF NY  
COUNTY OF Westchester



[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

<b>Document Number</b>	M20000008843
<b>FEI/EIN Number</b>	85-0937491
<b>Date Filed</b>	10/07/2020
<b>State</b>	CO
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	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**

<b>Report Year</b>	<b>Filed Date</b>
2021	10/29/2021
2022	03/03/2022

**Document Images**

<a href="#">03/03/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/29/2021 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2020 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

10/29/2021 -- REINSTATEMENT