

**PURCHASE/SALE AGREEMENT**

**COUNTY OF HERNANDO  
STATE OF FLORIDA**

THIS AGREEMENT made and entered into on this 28<sup>th</sup> day of March, 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, FL 34604, hereinafter referred to as  
the "Seller"; and Jesus Castro Sanchez and Mariam E. Sanchez Diaz, whose marital status is  
Married, and whose address is 3392 McKethan Road, Dade City, FL 33523  
\_\_\_\_\_, 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 7, Block 6, CEDAR LANE SITES, as per plat thereof, as recorded in Plat Book 11, Page 38, Public Records  
of Hernando County, Florida

Property Appraiser's Key No.: 41243

Property Appraiser's Parcel ID No.: R08 123 20 0110 0060 0007

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

1. The purchase price shall be Seventeen Thousand (\$ 17,000.00 ), 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. The Buyer, by signature of this Agreement, hereby requests that all mineral interests  
owned by the County in the Property be transferred to the Buyer as provided in Section 270.11(3), F.S.

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.

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: Gulf Coast Title  
Address: 111 N. Main Street Brooksville, FL 34601  
Phone Number: 352-796-9416

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: The subject property has an area located within a flood plain and/or flood zone. Buyer is solely responsible to research and determine any and all requirements for flood plain mitigation and minimum base floor elevation for any improvements, including but not limited to, a dwelling unit, garage, outbuilding, septic tank, driveway, well or any potential mitigating elements.**

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.

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

Attest

Heidi Kuppe, Deputy Clerk  
Douglas A. Chorvat, Jr., Clerk



By:

[Signature]  
John Allocco, Chairman

Witness:

[Signature]

Print Name:

Robert Buckner

Witness:

[Signature]

Print Name:

Robert Buckner

Buyer:

By:

[Signature]  
[Signature]

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY

[Signature]  
County Attorney's Office