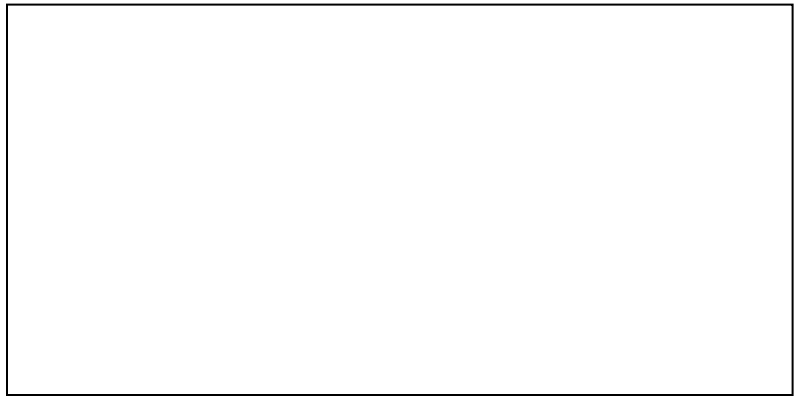


**RELEASE OF RESERVATION  
OF MINERAL RIGHTS**



WITNESSETH THAT the reservation of mineral rights by **HERNANDO COUNTY** a political subdivision of the State of Florida, contained in a Statutory Deed to **PANTHER I, LLC**, a Florida Limited Liability Company for Parcel ID No. R32 323 17 5130 00F0 0000, Parcel Key No. 417301, recorded in the Official Records of Hernando County, Florida on May 18, 2021, at Book 3999 Page 235, and further conveyed from Panther I, LLC, to **REVOLV INVESTMENT GROUP, LLC**, a Florida Limited Liability Company, by that Special Warranty Deed recorded in the Official Records of Hernando County, Florida on January 28, 2025, at Book 4516 Page 1971, certified copies of which are attached hereto and incorporated herein, is hereby rescinded to the extent of any reserved phosphate, minerals, metals or petroleum.

IN WITNESS WHEREOF, Hernando County has set its hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

HERNANDO COUNTY BOARD  
OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Doug A. Chorvat, Jr., Clerk

\_\_\_\_\_  
Brian Hawkins, Chairman

Approved as to legal form and sufficiency:

*Jon Jouben*  
\_\_\_\_\_  
County Attorney

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After Recording Return to:

Michele Calderon  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

This Instrument Prepared by:

Michele Calderon  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R32 323 17 5130 00F0 0000  
File No.: 241210013

## SPECIAL WARRANTY DEED

**This Special Warranty Deed**, Made the 27th day of January, 2025, by **Panther I, LLC, a Florida Limited Liability Company**, having its place of business at: **9860 Domingo Dr., Brooksville, FL 34601**, hereinafter called the "Grantor", to **Revolv Investment Group LLC, a Florida Limited Liability Company**, whose post office address is: **6099 Honeysuckle Ln., Brooksville, FL 34602**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

Tract "F", **SPRING HILL UNIT 13**, according to the plat thereof, as recorded in Plat Book 8, Page 84, of the Public Records of Hernando County, Florida.

**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.

**GRANTOR WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.  
*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)*

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ATTEST:

Secretary

PANTHER I, LLC, A FLORIDA LIMITED LIABILITY  
COMPANY

Michele M. Calderon  
Witness 1 Signature

Jodi V. Shinn  
Jodi V. Shinn  
Manager/Member

Witness 1 Printed Name and Post Office Address:  
Michele M. Calderon  
111 N Main St.  
Brooksville, FL 34601

Jennifer Schmidt  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
Jennifer Schmidt  
111 N Main St.  
Brooksville, FL 34601

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 2025 by Jodi V. Shinn as Manager/Member of Panther I, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She/They is/are ☒ Personally Known OR ☐ Produced - as Identification.

Michele M. Calderon  
Notary Public Signature

Printed Name: Michele M. Calderon  
My Commission Expires: 3/1/26

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS



By: Heidi Kumpze D.C.  
THIS 25 DAY OF March 2025

*R -> Gulf Coast Title*  
*21037548*

**STATUTORY DEED**

(\$125.411, F.S.)

THIS DEED, made this 14<sup>th</sup> day  
of May 2021,  
by HERNANDO COUNTY, Florida,  
15470 Flight Path Drive, Brooksville,  
FL 34604, party of the first part ("GRANTOR") and PANTHER I, LLC, a Florida Limited Liability  
Company, whose address is PO Box 1081, Brooksville, FL 34605, party of the second part  
("GRANTEE").

WITNESSETH that County (party of the first part), for and in consideration of the sum of  
\$94,500.00 to it in hand paid by GRANTEE (party of the second part), receipt whereof is hereby  
acknowledged, has granted, bargained, and sold to the party of the second part, his or her heirs  
and assigns forever, the following described land lying and being in Hernando County, Florida:

Tract F, Spring Hill Unit 1, according to the plat thereof, recorded in Plat Book 8,  
Pages 84 through 100, inclusive of the Public records of Hernando County, Florida

Key # 417301 Parcel # R32 323 17 5130 00F0 0000

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to taxes and assessments for the year 2021 and thereafter.

Hernando County reserves an undivided three quarters (3/4) interest in and title in and to all  
phosphate, minerals, and metals that are or may be in, on, or under said land and an undivided  
one half (1/2) interest in all petroleum that is or may be, in, or under said land with the  
privilege to mine and develop same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed  
in its name by its authorized agent on the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

Witness: Pamela R. Hare  
Print name: Pamela R. Hare

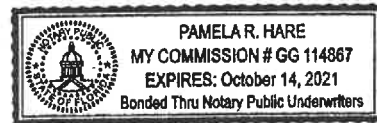
Witness: Cheryl Carr  
Print name: Cheryl Carr

By: [Signature]  
JON A. LOUBEN, Deputy County Attorney

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 12 day of May, 2021, by Jon A. Jouben, as Deputy  
County Attorney for Hernando County, a political subdivision of the State of Florida, who is  
personally known to me.

Pamela R. Hare  
Notary Public



NOTE: This Deed shall convey only the interest of the County and such board in the referenced  
property and shall not be deemed to warrant the title or to represent any statement of facts  
concerning the same.

CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS



BY: Heidi Knuppe D.C.  
THIS 25 DAY OF March 20 25