

Prepared by and Return to:  
Hernando County Attorney's Office.  
20 N. Main Street, Ste. 462  
Brooksville, FL 34601

INSTR #2025049179 BK: 4585 PG: 707 Page 1 of 2  
FILED & RECORDED 7/15/2025 11:57 AM TP Deputy Clk  
Doug Charvat, Jr., HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$18.50

Property Appraiser's Parcel Identification  
No. R32 323 17 5240 1660 0010

### **STATUTORY DEED**

(Pursuant to Fla. Stat. § 125.411)

**THIS STATUTORY DEED**, made this 11<sup>th</sup> day of February, A.D. 2025, by Hernando County, a political subdivision of the State of Florida, whose post office address is 15470 Flight Path Drive, Brooksville, FL 34604, hereinafter called the Grantor, to Mid Florida Community Services Inc., a Florida not-for-profit corporation d/b/a You Thrive, Florida, whose post office address is 820 Kennedy Boulevard, Brooksville, FL 34601, hereinafter called the Grantee.

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of real property in the County of Hernando and State of Florida, described as follows:

**SPRING HILL UNIT 24, BLK 1660, Lot 1, according to deed recorded in Official Records Book 4115, Page 449, inclusive, of the Public Records of Hernando County, Florida.**

**TO HAVE AND TO HOLD**, the same in fee simple forever, together with all and singular, the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest and claim whatsoever, of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, and Grantee's heirs, or successors, and assigns forever, subject to the Land Use Restriction Agreement executed by the Grantor and Grantee on even date herewith and attached hereto.

**NO WARRANTY OF TITLE:** This conveyance conveys only the interest of the County and its governing body in the property covered hereby, and shall not be deemed to

warrant the title or to represent any state of facts concerning the same.

**REVERTER:** If any part of the property herein conveyed shall ever be used for any purpose other than as provided in the above-referenced Land Use Restriction Agreement, the estate hereby granted to the Grantee shall automatically and immediately terminate, and all right, title and interest in and to such property shall thereupon revert to the Grantor, pursuant to Fla. Stat. § 689.18(5) (2024). It is intended that this Statutory Deed conveys the said property in fee simple determinable, and that the right of reversion and land use restrictions contemplated in this Deed and the Land Use Restriction Agreement inure to the benefit of, and are binding upon, the Grantor's and Grantee's respective heirs, successors and assigns, forever.

**IN WITNESS WHEREOF,** the Grantor has caused this instrument to be executed in its name by its proper officials duly authorized on the date first written above.

**ATTEST:**

By: Hindi Kuyper, Deputy Clerk  
Doug Chorvat Jr.  
Clerk of Court and Comptroller



**HERNANDO COUNTY, FLORIDA, a political  
subdivision of the State of Florida**

By: [Signature]  
Brian Hawkins, Chairman

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

By: Melissa Tartaglia  
County Attorney's Office