

Prepared by and return to:

Rachael L. Greenstein, Esq.
Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

JOINDER AND CONSENT TO PLAT

The undersigned, as holder of that certain Construction Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded in Official Records Book 4341, Page 1 of the Public Records of Hernando County, Florida ("**Mortgage**"), which encumbers the lands being subdivided and platted as Pine Cone Subdivision, as more particularly described in **Exhibit "A"** attached hereto (the "**Land**"), hereby joins in and consents to the plat of the Land for record, and hereby further joins in and consents to the dedications set forth on said plat, including the dedication of those portions of the Land as are dedicated to public use, if any, and does further release the lien and operation of the Mortgage to such portions of the Land, if any, as are so dedicated to public use pursuant to the terms of said plat, but not otherwise.

IN WITNESS WHEREOF the said Mortgage holder has duly executed this instrument this 6TH day of SEPTEMBER, 2024.

SUNWEST BANK

By: [Signature]
Print Name: SHAWN NIELSON
Title: SVP

Signed, sealed and delivered in the presence of:

Witness: [Signature]

Print Name: MARIE COVINGS
1001 CENTENNIAL PKWY
Print Address: STE 450, SANDY, UT 84144

Witness: [Signature]

Print Name: AMERSON JACKSON
1001 CENTENNIAL PKWY
Print Address: STE 450, SANDY, UT 84144

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me by means of /X/ physical presence or / online notarization this 6TH day of SEPTEMBER, 2024, by SHAWN NIELSON, as SR. VICE PRESIDENT of Sunwest Bank, who is personally known to me ~~or who has produced~~ _____, as identification.



NOTARY PUBLIC:
Sign: [Signature] (SEAL)
Print Name: MICHAEL ORLINSKY
Title or Rank: ACCOUNT EXECUTIVE
Serial/Commission Number: 728807

My Commission Expires:
01-13-2027

EXHIBIT "A"

Land

A portion of the Southeast 1/4 of Section 20, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of the Southeast 1/4 of said Section 20, said point also being the Northeast corner of PINE GROVE SUBDIVISION UNIT 1, as recorded in Plat Book 15, Pages 68-69, of the Public Records of Hernando County, Florida; thence S.89°52'01"E., 1987.38 feet along the Northerly boundary line of the Southeast 1/4 of said Section 20 to the Northerly extension of the Westerly boundary line of PINE GROVE SUBDIVISION UNIT 2, as recorded in Plat Book 15, Pages 95-97, of the Public Records of Hernando County, Florida; thence S.00°27'08"E., 1332.32 feet along said Westerly boundary line and extension to the Northeast corner of Lot 7, Block 8 of said PINE GROVE SUBDIVISION UNIT 2; thence N.89°50'00"W., 1989.64 feet along the boundary line of said PINE GROVE SUBDIVISION UNIT 2 to the Easterly boundary line of said PINE GROVE SUBDIVISION UNIT 1; thence N.00°21'20"W., 1331.14 feet along said Easterly boundary line to the POINT OF BEGINNING.

Containing 60.79 Acres, more or less.