

WARRANTY DEED

THIS INDENTURE made this 16th day of December, 2025, between, **NNN REIT, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter called the Grantor, and **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter called Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), receipt of which is hereby acknowledged, does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

A Portion of Parcel ID No.: R16 423 17 0000 0020 0020 Key No.: 1007617

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, water, sewer, and drainage lines and other public utilities.

THE GRANTOR hereby covenants with said Grantee, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, and matters shown of record as shown on Exhibit B.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Witness: Rosa Dupuis
Print name: Rosa Dupuis
Address: 450 S. Orange Ave. #900
Orlando, FL 32801

Witness: Kimberly A. Fooks
Print name: Kimberly A. Fooks
Address: 450 S. Orange Ave. #900
Orlando, FL 32801

NNN REIT, LP, a DLS
a Delaware limited partnership
(Grantor)
By: Jonathan A. Adamo
NNN GP Corp., a Delaware Corporation
as general partner

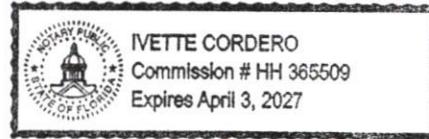
Name: Jonathan A. Adamo
Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of December, 2025, by Jonathan A. Adamo as Executive Vice President of NNN GP Corp., a Delaware corporation, general partner of NNN REIT, LP, a Delaware limited partner, on behalf of the partnership, who is personally known to me.



Notary Public Ivette Cordero



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Exhibit "A"
Legal Description

A strip of land being a portion of the lands described in Official Records Book 4375, Page 153, Public Records of Hernando County, Florida, lying and being in Section 16, Township 23 South, Range 17 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; thence coincident with the South boundary of the Northeast 1/4 of said Section 16, S 89°55'42" W a distance of 618.00 feet to a point coincident with the Westerly right-of-way boundary of Arrowhead Avenue; thence departing said South boundary, coincident with said Westerly right-of-way boundary, N 38°49'05" E a distance of 60.07 feet; thence departing said Westerly right-of-way boundary, N 45°06'02" W a distance of 150.00 feet to a point marking the Southwest corner of the lands described in Official Records Book 4375, Page 153, Public Records of Hernando County, Florida; thence coincident with the Westerly boundary of said lands for the following four (4) courses; 1.) N 44°45'17" W a distance of 30.04 feet; 2.) thence N 39°35'02" E a distance of 9.91 feet; 3.) thence N 44°35'59" W a distance of 340.14 feet to the POINT OF BEGINNING; 4.) thence N 44°35'59" W a distance of 50.29 feet to a point coincident with the Easterly right-of-way boundary of Commercial Way (US Highway 19 / State Highway No. 55) as described in Official Records Book 269, Page 497, Public Records of Hernando County, Florida; thence departing said Westerly boundary, coincident with said Easterly right-of-way boundary, N 39°11'53" E a distance of 150.00 feet to a point coincident with the Easterly boundary of the lands described in said Official Records Book 4375, Page 153; thence departing said Easterly right-of-way boundary, coincident with said Easterly boundary, S 44°33'03" E a distance of 50.30 feet to a point coincident with a line being 50.00 feet South of and parallel with said Easterly right-of-way boundary; thence departing said Easterly boundary, coincident with said parallel line, S 39°11'53" W a distance of 149.96 feet to the POINT OF BEGINNING.

Containing an area of 7,498.92 square feet, 0.172 acres, more or less.

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EXHIBIT B

1. Real property taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Oil, gas and mineral Reservations set forth in that certain Deed recorded in Deed Book 103, page 461. As to said reservations, the right of entry has been released pursuant to Florida Statute 270.11
3. Memorandum of Lease recorded in Deed Book 4375, Page 159.

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