

Prepared by:
Allison McMichael, Real Estate Specialist
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34602

Return recorded original to:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main Street
Brooksville, FL 34601
File: 21077889

QUIT CLAIM DEED

This Indenture, made this 30th day of August 2021, by and between the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter called the "GRANTOR" and Joseph Cotroneo and Caitlin Cotroneo, husband and wife, having an address of 16268 Wilson Blvd., Masaryktown, FL 34604, hereinafter called the "GRANTEE."

Witnesseth, that the GRANTOR, for and in consideration of ten dollars and no cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, release and quitclaim to the GRANTEE and its successors and assigns forever all the right, title, interest, claim and demand which the GRANTOR has in and to the following real property described in Exhibit "A" attached hereto and incorporated herein by reference, hereinafter called the "PROPERTY."

IT IS EXPRESSLY UNDERSTOOD and acknowledged by the GRANTOR and by the GRANTEE, by acceptance of this deed, that, in accordance with Section 270.11(3), Florida Statutes, the GRANTEE has petitioned the GRANTOR for the release of the undivided three-fourths interest in, and title in and to the undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on or under the said land and the undivided one-half interest in all the petroleum that is or may be in, on or under the said land all as set forth in Section 270.11(1), Florida Statutes, and that the GRANTOR by this deed includes the conveyance of the GRANTOR'S interest in all phosphate, minerals, and metals that are or may be in, on or under the said land and interest in all petroleum that is or may be in or on or under the said land.

Pursuant to and in accordance with Section 704.06, Florida Statutes, this conveyance is subject to the following restriction, which is in the nature of a negative easement, running with the title to the PROPERTY and is enforceable by GRANTOR against GRANTEE and GRANTEE'S personal representatives, heirs, successors and assigns, lessees, agents and licensees:

No septic system or other device for the sanitary disposal of waste shall be installed on the PROPERTY.

Quit Claim Deed
Annutteliga Hammock
SWF Parcel No: 15-228-1404S

1509264

Together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

In Witness Whereof, the GRANTOR has caused these presents to be executed the date and year first above written.

GRANTOR:

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT,
a public corporation of the State of Florida

By: [Signature]
Kelly S. Rice, Chairman

(Corporate Seal)

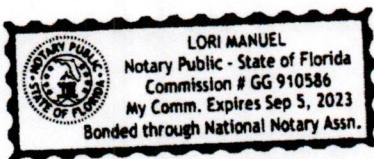
ATTEST:
By: [Signature]
Rebecca Smith, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30th day of August 2021, by Kelly S. Rice as Chairman of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

(Notary Seal)



[Signature]
Notary Public
Print: Lori Manuel
Commission No. 910586
My Commission Expires: 9/3/23

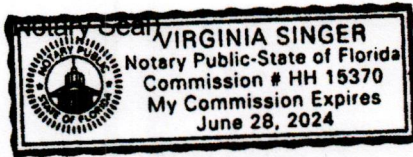
Quit Claim Deed
Annettella Hammock
SWF Parcel No. 15-228-1404S

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ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 24 day of August 2021, by Rebecca Smith as Secretary of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.



Virginia Singer
Notary Public
Print: Virginia Singer
Commission No. HH 15370
My Commission Expires: June 28, 2024

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Quit Claim Deed
Annettliga Hammock
SWF Parcel No. 15-228-1404S

EXHIBIT "A"
Legal Description

SWF Parcel 15-228-1404S (Annutteliga Hammock)

Lot 10, Block 84, ROYAL HIGHLANDS, UNIT NO. 1-B, as per plat thereof recorded in Plat Book 11, Pages 82-91, Public Records of Hernando County, Florida.

Remainder of this page intentionally left blank.

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Quit Claim Deed

May 31, 2023
Made this ~~2023~~ ²⁰²³ A.D. by Joseph Cotroneo and Caitlin Cotroneo f/k/a Caitlin Polliard, husband and wife whose address is: ~~16001 Cove Swallow Rd Brooksville FL 34614~~ ^{16001 Cove Swallow Rd Brooksville FL 34614}, hereinafter called the grantor, to Joseph Cotroneo and Caitlin Cotroneo, husband and wife whose address is: ~~16001 Cove Swallow Rd Brooksville FL 34614~~ ^{16001 Cove Swallow Rd Brooksville FL 34614}, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **Ten Dollars, (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ~~Hernando~~ ^{Hernando} County Florida, viz:

LOT 9, BLOCK 84, ROYAL HIGHLANDS, UNIT NO. 1-B, as per plat thereof recorded in Plat Book 11, Pages 82-91, Public Records of Hernando County, Florida.

Parcel ID Number: **R01 221 17 3290 0084 0090**

Subject Property is vacant land.

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.

And 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; that the grantor hereby fully 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 to December 31, 2021.

*****Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.*****

***** This deed was prepared without the benefit of a Title Search. *****

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Frank Chera II
Witness
Frank Chera II
Printed Name

Allen Henderson
Witness
Allen Henderson
Printed Name

Joseph Cotroneo (Seal)
Joseph Cotroneo
Address: 116001 CAVE SWALLOW RD
BROOKSVILLE FL 34614

Caitlin Cotroneo (Seal)
Caitlin Cotroneo
Address: 116001 CAVE SWALLOW RD
BROOKSVILLE FL 34614

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of May, 2023 by . who has produced a FL driver's license as identification.



Mariah Seeman
Notary Public
Mariah Seeman
Print Name:
My Commission Expires: 06-09-2024

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