

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):
R06 123 21 0216 0000 0180, R06 123 21 0216 0000 0190, R06 123 21 0216 0000 0200, R06 123 21
0216 0000 0210, R06 123 21 0216 0000 0220, and R06 123 21 0216 0000 0230

File No.: 250610242

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 19th day of September, 2025, by **Hernando Investments, Inc.**, a Florida corporation and **Cortez Crossings Lot 23, LLC**, a Florida limited liability company, having its place of business at: **966 Candlelight Blvd., Brooksville, FL 34601**, hereinafter called the "Grantor", to **1275 Holdings, Inc.**, a Florida Corporation, whose post office address is: **2445 Minneola Ave., Punta Gorda, FL 33980**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Million One Hundred Ninety Five Thousand Dollars and No Cents (\$1,195,000.00)** 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 Corporation)

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

Michele M. Calderon
Witness 1 Signature

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

HERNANDO INVESTMENTS, INC., A FLORIDA CORPORATION

Clifford E. Manuel Jr. 9/19/25
President

Jennifer Schmidt
Witness 2 Signature

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

CORTEZ CROSSINGS LOT 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Clifford E. Manuel Jr. 9/19/25
Manager/Member

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of September, 2025 by Clifford E. Manuel Jr. as President of Hernando Investments, Inc., a Florida corporation, and as Manager/Member of Cortez Crossings Lot 23, LLC, a Florida limited liability company, on behalf of the Corporation and 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)

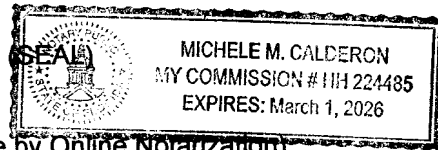


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Lot 18 of CORTEZ CROSSING PHASE TWO, according to the Plat thereof as recorded in Plat Book 37, Page(s) 56 and 57, of the Public Records of Hernando County, Florida, LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3318, Page 1125, Public Records of Hernando County, Florida.

And

Parcel 2

Lot 19 of CORTEZ CROSSING PHASE TWO, according to the Plat thereof as recorded in Plat Book 37, Page(s) 56 and 57, of the Public Records of Hernando County, Florida, LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3318, Page 1125, Public Records of Hernando County, Florida.

And

Parcel 3

Lot 20 of CORTEZ CROSSING PHASE TWO, according to the Plat thereof as recorded in Plat Book 37, Page(s) 56 and 57, of the Public Records of Hernando County, Florida LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3318, Page 1125, Public Records of Hernando County, Florida.

And

Parcel 4

Lot 21 of CORTEZ CROSSING PHASE TWO, according to the Plat thereof as recorded in Plat Book 37, Page(s) 56 and 57, of the Public Records of Hernando County, Florida, LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3318, Page 1125, Public Records of Hernando County, Florida.

And

Parcel 5

Lot 22, Cortez Crossing Phase Two, according to the map or plat thereof as recorded in Plat Book 37, Page 56 and 57, Public Records of Hernando County, Florida.

LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3121, Page 1338, Public Records of Hernando County, Florida:

COMMENCE at the Center of Section 6, Township 23 South, Range 21 East; thence along the South line of the Northeast 1/4 of said Section 6, S89°29'21"E, 1730.14 feet to the existing Westerly Limited Access Right of Way line of State Road 93 (1-75) per State Project Number 08150-2401; thence along said Westerly Limited Access Right of Way line, N 27°39'03" E, 16.53 feet to a curve concave to the West having a radius of 5579.58 feet, a central angle of 11°46'14", a chord bearing and distance of N 21°45'56" E, 1144.22 feet; thence continuing along said Westerly Limited Access Right of Way line and curve to the left and an arc distance of 1146.23 feet to the Southeast corner of said Lot 22 and POINT OF BEGINNING; thence leaving said Westerly Limited Access Right of Way line, N 63°17'36" W, 59.36 feet along the South line of said Lot 22 to a non-tangent curve concave to the West having a radius of 5521.29 feet, a central angle of 01°27'00", a chord bearing and distance of N 15°02'22" E, 139.73 feet; thence along said curve an arc distance of 139.74 feet to the North line of said Lot 22; thence along the North line of said Lot 22, S 64°40'56" E, 59.37 feet to the Northeast corner of said Lot 22 and said Westerly Limited Access Right of Way line and curve concave to the West having a radius of 5579.58 feet, a central angle of 01°26'58", a chord bearing and distance of S 15°09'20" W, 141.14 feet; thence along said Westerly Limited Access Right of Way line and curve to the right an arc distance of 141.15 feet to the Southeast corner of said Lot 22 and POINT OF BEGINNING.

And

Parcel 6

Lot 23 of CORTEZ CROSSING PHASE TWO, according to the Plat thereof as recorded in Plat Book 37, Page(s) 56 and 57, of the Public Records of Hernando County, Florida, LESS and except the following portion thereof conveyed out to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3318, Page 1044 and LESS and except that portion described in Warranty Deed recorded in Official Records Book 3520, Page 1639, Public Records of Hernando County, Florida.