

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):
R30 422 17 0000 0030 0013
File No.: 241210035

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 7th day of February, 2025, by **Lynda B. White, as Personal Representative of the Estate of George B. Whitehurst, deceased**, whose post office address is: **3208 W San Carlos St., Tampa, FL 33629**, hereinafter called the "Grantor", to **MT Driftwood, LLC, a Florida Limited Liability Company**, whose post office address is: **4709 Ohio Ave., Tampa, FL 33616**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Nine Hundred Sixty Two Thousand Five Hundred Dollars and No Cents (\$962,500.00)** 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** County, Florida, to wit:

Parcel "B"

A portion of Section 30, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 30 for a POINT OF REFERENCE; thence along the North boundary of the Northwest 1/4 of said Section 30, S.89 Degrees 51'18"E., a distance of 1251.02 feet for a POINT OF BEGINNING; thence continue along the North boundary of the Northwest 1/4 of said Section 30, S.89 Degrees 51'18"E., a distance of 344.98 feet; thence S.00 Degrees 08'42" W., a distance of 970.00 feet; thence N.89 Degrees 51'18"W, a distance of 627.45 feet; thence N.36 Degrees 00'00" W., a distance of 100.00 feet; thence N.27 Degrees 59'43"E., a distance of 730.91 feet; thence N.00 Degrees 08'42"E., a distance of 243.00 feet to the POINT OF BEGINNING.

LESS any existing public road right-of-way.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
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.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Lynda B. White

Witness 1 Printed Name and Post Office Address:

Courtney Nicole Haughton
1517 Biscayne Blvd
Aventura FL 33161

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

1700 S McDill
Suite 220
Tampa, FL 33629

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of Feb, 2025 by Lynda B. White, as Personal Representative of the Estate of George B. Whitehurst, deceased. He/She/They is/are ☐ Personally Known OR ☒ Produced Driver License as Identification.

Notary Public Signature

(NOTARY SEAL)

Printed Name: Courtney Nicole Haughton
My Commission Expires: 7-29-2028 CNE

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

