

R → Gulf Coast Title
22038430

STATUTORY DEED

(§125.411, F.S.)

THIS DEED made this 13 day of
April 2022, by
HERNANDO COUNTY, Florida, 15470
Flight Path Drive, Brooksville, FL
34604, party of the first part

("GRANTOR") and ANTONIO J. CANCELLI-PATRICK, whose marital status is Single, and whose
address is 17450 Macek Road, Weeki Wachee, FL 34614, party of the second part ("GRANTEE").

WITNESSETH that County (party of the first part), for and in consideration of the sum of
\$8,200.00 to it in hand paid by GRANTEE (party of the second part), receipt whereof is hereby
acknowledged, has granted, bargained, and sold to the party of the second part, his or her heirs
and assigns forever, the following described land lying and being in Hernando County, Florida:

Commence at the Northwest corner of Tract 1, HORTON ADDITION, as per plat
recorded in Plat Book 3, Page 33, run thence South 80 feet more or less to the
Northern right-of-way of A.C.L. Railroad, run thence Northeasterly along said
railroad right-of-way to the Eastern boundary of said Tract 1, thence run North
to the Northeastern corner of Tract 1, thence run West along the Northern
boundary of said Tract 1 to the Point of Beginning, being a distance of 298 feet
more or less.

Parcel ID No.: R26 122 19 0460 0010 0100

Key No.: 13032

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT to taxes and assessments for the year 2022 and thereafter.

Hernando County reserves an undivided three quarters (3/4) interest in and title in and to all
phosphate, minerals, and metals that are or may be in, on, or under said land and an undivided
one half (1/2) interest in all petroleum that is or may be, in, or under said land with the
privilege to mine and develop same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed
in its name by its authorized agent on the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

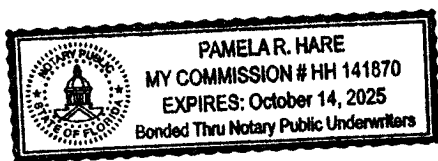
Witness: Pamela R. Hare
Print name: Pamela R. Hare

By: [Signature]
JON A. JOUBEN, County Attorney

Witness: Cheryl Carr
Print name: Cheryl Carr

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 13 day of April, 2022, by Jon A. Jouben, as County
Attorney for Hernando County, a political subdivision of the State of Florida, who is personally
known to me.



Pamela R. Hare
Notary Public

NOTE: This Deed shall convey only the interest of the County and such board in the referenced
property and shall not be deemed to warrant the title or to represent any statement of facts
concerning the same.