

MAP NO. _____
ACCOUNT NO. _____

EASEMENT
(Individual)

KNOW ALL MEN BY THESE PRESENTS, that Jeb Shaffer, whose address is 5209 Culbreath Road, Brooksville FL 34601 and Donna Martin and Ray Parrish, whose address is 5220 Culbreath Road, Brooksville, FL 34601 ("Grantors"), for One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto Withlacoochee River Electric Cooperative, Inc., a Florida not-for-profit corporation ("Cooperative"), whose post office address is Post Office Box 278, Dade City, Florida 33526, and to its successors, assigns, lessees, licensees, transferees, and permittees, the perpetual right, privilege and easement to enter upon the following described lands of the undersigned ("Easement Area"), situated in the County of Hernando, State of Florida, and more particularly described as follows:

The easement area will consist of 10' either side of overhead and underground installed facilities of Withlacoochee River Electric Cooperative located within the property described in Exhibit "A" attached hereto and made part hereof.

and to construct, remove, reconstruct, relocate, increase or decrease, install, alter, repair, operate and maintain both aboveground and underground electric, communications and/or telecommunication, transmission and/or distribution line or lines (including fiber optic and any and all present and future forms of communication), and related facilities or systems, including, but not limited to, general telecommunication facilities which are not related to the furnishing of electrical energy by the Cooperative, and with respect to all grants herein, the supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith (collectively, the "Facilities"); and further agrees that the Cooperative may license, permit or otherwise agree to joint use of this Easement for the lines, facilities, or systems of any other person or persons, association, company, or corporation whom or which Cooperative shall permit, license or agree to occupy the same upon such terms as Cooperative in its sole discretion shall establish, or that the Cooperative may fully and completely assign its rights under this Easement and thereby be released from any subsequent liability under this Easement.

The Cooperative shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of the Facilities including (i) clear, continuous access within the Easement Area, (ii) the reasonable right to enter upon the lands of the Grantor by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted, (iii) the right to cut, trim, remove, and control the growth, at any time or times, either within or outside the Easement Area, by chemical means, machinery or otherwise of trees, limbs shrubbery, undergrowth, other vegetation, and obstructions located within 15 feet of the center line of any Facilities, and (iv) the right to cut, trim, and remove from the Grantor's real property, whether within or outside of the Easement Area, at any time or times, dead, diseased, weak, dying, or leaning trees or limbs, which in the opinion of the Cooperative, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.

The Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to the Cooperative. The Cooperative shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of the Grantor.

The Grantor agrees that Facilities installed on, over, or under the Easement Area at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative, and any removal shall not constitute an abandonment of this Easement.

The Grantor covenants that it is the owner of the Easement Area and that the Easement Area is free and clear of encumbrances and liens of whatsoever and that no consent of any other person is required to render this Easement a valid and binding instrument.

With respect to any underground Facilities, Grantor acknowledges that under the "Underground Facility Damage and Safety Act" (Fla. Stat. 556), that Grantor is obligated to notify Sunshine State One-Call of Florida, Inc. ("One-Call") of Grantor's intent to engage in excavation or demolition prior to commencing any work, and Grantor may be held responsible for costs and expenses incurred due to damage of Cooperative's Facilities in the event Grantor fails to so notify One-Call.

All covenants, terms, provisions, and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

This grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and this grant of Easement may not be changed, altered, or modified except by an instrument signed by both parties hereto.

IN WITNESS WHEREOF, the Grantors have executed this Easement this _____ day of _____, 2026.

Signature Page(s) to follow

Signed, sealed, and delivered in the Presence of:

WITNESSES:

GRANTOR:

Signature of the First Witness

Signature

John Cianflone
Type/Print Name of First Witness

Jeb Shaffer
Type/Print Name

8430 Lopez Ave Tampa FL 33615
Address of First Witness

Signature of Second Witness

Hester M. Williams
Type/Print Name of Second Witness

26218 Glenwood Dr. Wesley Chapel, FL 33544
Address of Second Witness

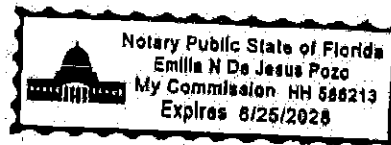
STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of January, 2026, by Jeb Shaffer, who is personally known to me or has produced DRIVERS license as identification.

Signature

Empilia De Jesus
Name of Notary typed, printed or stamped

HH 586213
Notary Public, Commission No.



Signed, sealed, and delivered in the Presence of:

WITNESSES:

[Signature]
Signature of the First Witness
Lauren Mote
Type/Print Name of First Witness

7485 Broad St, Brooksville, FL, 34602
Address of First Witness

[Signature]
Signature of Second Witness
DEBRA A. DELIBIO
Type/Print Name of Second Witness

7485 Broad St, Brooksville, FL, 34602
Address of Second Witness

GRANTOR:

[Signature]
Signature
Donna Martin
Type/Print Name

GRANTOR:

[Signature]
Signature
Ray Parrish
Type/Print Name

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Donna Martin and Ray Parrish, who are personally known to me or have produced FL Drivers License as identification.

[Signature]
Signature
Jeremy Gustafson
Name of Notary typed, printed or stamped

HH484079
Notary Public, Commission No.

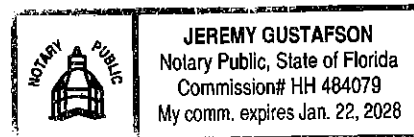


Exhibit A

A 50 FOOT RIGHT OF WAY, LYING 25 FEET ON EACH SIDE OF THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY FLORIDA, THENCE N00°11'15"E ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 2 , A DISTANCE OF 307.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°11'15"E, 25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE CONTINUE N00°11'15"E, 25 FEET; THENCE S89°57'00"E, 611.97 FEET ALONG A LINE LYING 25 FEET NORTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2 TO THE WESTERLY RIGHT OF WAY LINE OF CULBRETH RD., A 100 FOOT RIGHT OF WAY; THENCE S00°09'38"E, 25 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°15'27"W, 25 FEET; THENCE N89°57'00"W ALONG A LINE LYING 25 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 611.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.702 ACRES, MORE OR LESS