

Prepared by and return to:  
Darryl W. Johnston, Esq  
Johnston Law Group, P.A.  
29 S. Brooksville Avenue  
Brooksville, FL 34601  
(352) 796-5124  
File Number: 21-0519B

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## Warranty Deed

**This Warranty Deed** made this 5th day of August, 2024 between J. Thomas Bronson, Successor Co-Trustee, John Walter Meadows, Successor Co-Trustee of The Lake Hideaway Revocable Trust under Trust Agreement dated July 29th, 1994 and Thomas E. Bronson, Individually by J. Thomas Bronson as Agent under Durable Power of Attorney Date May 24 2019 whose post office address is 24060 Deer Run Road, Brooksville, FL 34601, collectively grantor, and Hawk Lake Hideaway, LLC, a Delaware limited liability company whose post office address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida to-wit:

**See attached "exhibit A"**

**Said 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 members of the household of Grantor(s) reside thereon.**

**Parcel Number: R08-422-18-0000-0050-0000**

**Parcel Number: R17-422-18-0000-0010-0000**

**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 12/31/2023.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness

Printed Name: Darryl W. Johnston

Address: 29 S. Brooksville Ave.  
Brooksville, FL 34601

Sallie Cummings

Witness

Printed Name: Sallie Cummings

Address: 29 S. Brooksville Ave.  
Brooksville, FL 34601

By:

J. Thomas Bronson  
J. Thomas Bronson, Successor Co-Trustee of The Lake  
Hideaway Revocable Trust under Trust Agreement dated  
July 29th, 1994, a Florida Trust

J. Thomas Bronson AS POA  
Thomas E. Bronson, Individually by J. Thomas Bronson  
as Agent under Durable Power of Attorney Date May 24  
2019

State of Florida  
County of Hernando

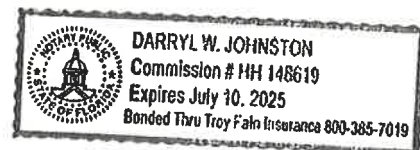
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5  
day of August, 2024 by J. Thomas Bronson, Successor Co-Trustee of The Lake Hideaway Revocable Trust under Trust  
Agreement dated July 29th, 1994 and Thomas E. Bronson, Individually by J. Thomas Bronson as Agent under Durable Power  
of Attorney Date May 24 2019 who ☒ is personally known or ☐ has produced drivers' licenses as identification.

[Seal]

[Signature]  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Signed, sealed and delivered in our presence:

*[Signature]*

Witness

Printed Name: Lee B. Wilson

P.O. Address: 4301 W. Bay Scout Blvd  
Tampa FL 33607

*[Signature]*

Witness

Printed Name: Sandra J. Bishoff

P.O. Address: 2081 Forest Dr  
Clearwater, FL 33762

*[Signature]*

By: John Walter Meadows, Successor Co-Trustee of The  
Lake Hideaway Revocable Trust under Trust Agreement  
dated July 29th, 1994, a Florida Trust

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th  
day of August, 2024 by John Walter Meadows, Successor Co-Trustee of The Lake Hideaway Revocable Trust under Trust  
Agreement dated July 29th, 1994 who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]

*[Signature]*

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



SANDRA J. BISHOFF  
Commission # HH 415652  
Expires July 26, 2027

# Exhibit A

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8 S 00°14'35" E A DISTANCE OF 99.89 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HEXAM ROAD AS DESCRIBED IN RESOLUTION 97-138, RECORDED IN OFFICIAL RECORD BOOK 1140, PAGE 951, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA, WITH THE WEST LINE OF BLOCK 345 OF THE PLAT OF ROYAL HIGHLANDS, UNIT NO. 5, AS RECORDED IN PLAT BOOK 12, PAGE 45, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE OF SECTION 8, AS WELL AS ALONG THE WEST LINE OF ROYAL HIGHLANDS UNIT NO. 5, BLOCKS 345, 356, & 364 AND THE EXTENSIONS THEREOF, S 00°20'08" E A DISTANCE OF 2,584.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 17 S 00°16'47" E A DISTANCE OF 2,167.30 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE OF SAID SECTION 17 S 84°38'43" W A DISTANCE OF 363.48 FEET TO A POINT; THENCE S 05°21'17" E A DISTANCE OF 34.59 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 617.00 FEET TO A POINT; THENCE S 82°57'02" W A DISTANCE OF 169.07 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 28.00 FEET TO A POINT; THENCE S 81°15'32" W A DISTANCE OF 169.30 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 332.00 FEET TO A POINT; THENCE N 05°21'17" W A DISTANCE OF 5.56 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 120.00 FEET TO A POINT; THENCE N 05°21'17" W A DISTANCE OF 41.83 FEET TO A POINT; THENCE S 84°38'43" W A DISTANCE OF 181.96 FEET TO A POINT ON THE ESTABLISHED WETLAND JURISDICTION LINE OF WHITEHURST POND; THENCE ALONG SAID WETLAND JURISDICTION LINE THE FOLLOWING FOURTEEN (14) COURSES: N 14°07'57" E A DISTANCE OF 21.92 FEET TO A POINT; THENCE N 83°33'43" W A DISTANCE OF 151.51 FEET TO A POINT; THENCE N 56°36'07" W A DISTANCE OF 68.43 FEET TO A POINT; THENCE N 28°48'47" W A DISTANCE OF 105.53 FEET TO A POINT; THENCE N 13°06'37" E A DISTANCE OF 134.77 FEET TO A POINT; THENCE N 19°05'21" W A DISTANCE OF 270.47 FEET TO A POINT; THENCE N 09°29'21" W A DISTANCE OF 351.58 FEET TO A POINT; THENCE N 40°02'10" W A DISTANCE OF 390.70 FEET TO A POINT; THENCE N 62°41'57" W A DISTANCE OF 140.66 FEET TO A POINT; THENCE N 79°24'54" W A DISTANCE OF 231.80 FEET TO A POINT; THENCE N 77°00'38" W A DISTANCE OF 430.71 FEET TO A POINT; THENCE N 80°28'06" W A DISTANCE OF 211.04 FEET TO A POINT; THENCE S 64°49'07" W A DISTANCE OF 114.61 FEET TO A POINT; THENCE S 80°53'42" W A DISTANCE OF 105.82 FEET TO A POINT; THENCE DEPARTING SAID WETLAND JURISDICTIONAL LINE N 36°43'19" W A DISTANCE OF 301.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG SAID EASTERLY EASEMENT LINE N 25°14'16" E A DISTANCE OF 836.89 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S 89°41'29" E A DISTANCE OF 926.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 N 00°17'39" W A DISTANCE OF 1,852.41 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2529, PAGE 785, OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL N 89°50'47" E A DISTANCE OF 325.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL N 00°17'05" W A DISTANCE OF 710.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID HEXAM ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID HEXAM ROAD N 89°50'02" E A DISTANCE OF 2,340.39 FEET TO THE POINT OF BEGINNING.