

STATUTORY DEED

(§125.411, F.S.)

THIS DEED, made this _____ day
of _____ 2026,
by HERNANDO COUNTY, Florida, a
political subdivision of the State of
Florida, whose address is 15470

Flight Path Drive, Brooksville, FL 34604, party of the first part (“GRANTOR”) and NAMI
HERNANDO, INC., party of the second part, who address is 4030 Commercial Way, Spring
Hill, FL 34606 (“GRANTEE”).

WITNESSETH that GRANTOR (party of the first part), for and in consideration of the sum of \$10.00
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, its successors
and assigns forever, the following described land lying and being in Hernando County, Florida:

SEE EXHIBIT “A,” ATTACHED HERETO AND INCORPORATED HEREIN

A Portion of Parcel ID No.: R15 423 17 0000 0050 0050 Key No.: 1027908

SUBJECT to easements, restrictions, and reservations of record.

GRANTOR hereby reserves and retains for itself, its successors, and assigns, a First Right of
Refusal with respect to any sale or transfer of the Property and any lease of the Property, for the
entirety of any building or improvements located thereon. Leases of less than the entire building
are expressly excluded and shall not trigger this First Right of Refusal.

Prior to any such sale, transfer, or lease, GRANTEE shall provide GRANTOR with written notice of
the proposed transaction, including the material terms and conditions. GRANTOR shall have one-
hundred and twenty (120) days from receipt of such notice to elect, in writing, to purchase or
lease the Property on the same terms.

If GRANTOR does not timely exercise this right, GRANTEE may proceed with the transaction on
terms no more favorable than those offered to GRANTOR. Any material change shall require
renewed notice and opportunity to exercise this First Right of Refusal.

This First Right of Refusal shall run with the land and shall be binding upon GRANTEE and all
successors and assigns unless release in writing by GRANTOR and recorded in the Public Records
of Hernando County, Florida.

SUBJECT to taxes and assessments for the year 2026 and thereafter.

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: _____
Print name: _____
Address: _____

By: _____
JERRY CAMPBELL, Chairman

Witness: _____
Print name: _____
Address: _____

Approved as to form and legal sufficiency:


Jon Jouben, County Attorney

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by Jerry Campbell, as Chairman of the Hernando County Board of County Commissioners, a political subdivision of the State of Florida, who is personally known to me.

Notary Public

NOTE: This Deed shall convey only the interest of the Grantor 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. This conveyance specifically releases any and all minerals to the Grantee herein which otherwise may have been reserved under Florida Statute 270.11, including the right of entry to any interest in phosphate, minerals, and metals or any interest in petroleum.

“Exhibit A”

A PORTION OF THE NE $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, THENCE ALONG THE NORTH SECTION LINE OF SECTION 15, N89°33'37"W, A DISTANCE OF 1589.29 FEET TO A POINT ALSO KNOWN AS THE NORTHWEST CORNER OF FOREST OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S00°26'23"W A DISTANCE OF 385.04 FEET, TO THE SOUTHWEST CORNER OF SAID FOREST OAKS UNIT TWO PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF FOREST OAKS BOULEVARD, THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID FOREST OAKS BOULEVARD, N89°41'03"W, 352.26 FEET, THENCE N00°26'23E, 213.12 FEET TO THE POINT OF BEGINNING; THENCE N00°26'23E, 115.00 FEET, THENCE N89°33'37"W, 215.00 FEET, THENCE S00°26'23W, 115.00 FEET, THENCE S89°33'37"E, 215.00 FEET TO THE POINT OF BEGINNING. ALONG WITH A 60 FOOT ACCESS EASEMENT FROM FOREST OAKS BOULEVARD TO THE WEST SIDE OF THE PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FOREST OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF FOREST OAKS BOULEVARD, THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID FOREST OAKS BOULEVARD, N89°41'03"W, 352.26 FEET, THENCE N01°18'20"W, 9.86 FEET, THENCE N89°41'22"W, 197.76 FEET, TO A POINT OF BEGINNING, THENCE N48°59'16" W, 23.15 FEET, THENCE N0°54'33"E, 186.87 FEET, THENCE N0°00' 00"E, 115 FEET, THENCE N89°32'18"W, 53.62 FEET, THENCE S0°27'42" W, 127.06 FEET, THENCE S02°24'43"W, 175.33 FEET, THENCE S27° 57'28"W, 16.73 FEET, THENCE S89° 41' 22"E, 84.37 FEET TO THE POINT OF BEGINNING.