

Prepared by and Return to:
Eric Coffman, Esq.
Miskel Backman LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tax Parcel ID Number: R-01-221-17-3350-0343-0170 and R01-221-17-3350-0343-0180
Documentary Stamps: \$3,325.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made this 9th day of August, 2024 by **Lata Kishor Parekh A/K/A Lata K. Parekh, the unmarried widow of Kishor Parekh A/K/A Kishor V. Parekh, deceased,** having an address at 7428 Glasgow Road, Weeki Wachee, Florida 34613, as "**Grantor**", to **Hideaway Commercial, LLC**, a Florida limited liability company, having an address at 4440 PGA Boulevard, Suite 600, Palm Beach Gardens, Florida 33410, as "**Grantee**";

The Grantor, for and in consideration of Four Hundred Seventy-Five Thousand and No/100 Dollars (\$475,000.00), lawful money of the United States, and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, its successors and assigns forever, the following described parcel of land located in Hernando County, Florida, to wit:

Lots 17 and 18, Block 343, ROYAL HIGHLANDS UNIT 6, according to the plat thereof, recorded in Plat Book 12, Pages 67-79 of the Public Records of Hernando County, Florida.

(The foregoing real property, together with all improvements and fixtures located thereon, are sometimes collectively referred to herein as the "**Property**").

TOGETHER with all improvements located thereon and all hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is made subject to all real estate taxes and assessments for 2024 and subsequent years, both general and special, not yet due and payable.

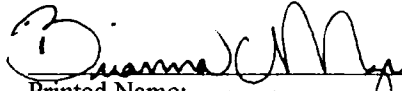
The Grantor hereby warrants title to the Property and will defend the same (subject to that matter set forth above) against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

[Signature Page Follows]

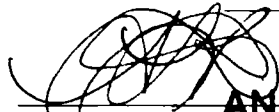
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, to be effective as of the date first written above.

WITNESSES:

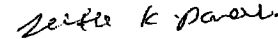
GRANTOR:


Printed Name: BRIANNA N. MAZE

Mailing Address 10002 Cortez Blvd, Spring Hill, FL 34613


Printed Name: ANGELA L. ROACH

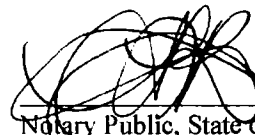
Mailing Address 10002 Cortez Blvd, Spring Hill, FL 34613


Lata Kishor Parekh A/K/A Lata K. Parekh

STATE OF FLORIDA §
§
COUNTY OF HERNANDO §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of August, 2024, by **Lata Kishor Parekh A/K/A Lata K. Parekh**. She is ☒ personally known to me or ☐ has produced _____ as identification.




Notary Public, State of Florida
ANGELA L. ROACH
Print Name: _____

(NOTARIAL SEAL)

Prepared by and return to:

Raul Valero, Esq.
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 8th day of May, 2026, by **CLEAR CHANNEL OUTDOOR, LLC**, a Delaware limited liability company, whose mailing address is 5333 Old Winter Garden, Orlando, FL 32811 ("**Grantor**") to **HIDEAWAY COMMERCIAL, LLC**, a Florida limited liability company, whose mailing address is 4440 PGA Blvd., Suite 600, Palm Beach Gardens, FL 33410 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Hernando County, Florida ("**Property**") which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

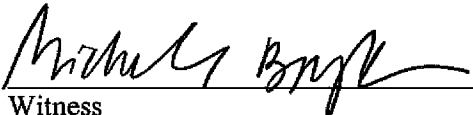
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances created by, through or under Grantor, except for taxes accruing subsequent to December 31, 2025 and except for the matters that appear on Exhibit "B" attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

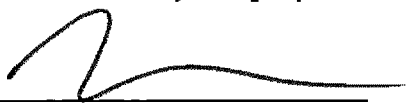
WITNESSES:


 Witness
 Print Name: Michelle Boyken
 Address: 2325 E. Camelback Rd., Ste.250
 Phoenix, Arizona 85016


 Witness
 Print Name: Kristina Keating
 Address: 2325 E. Camelback Rd., Ste. 250
 Phoenix, Arizona

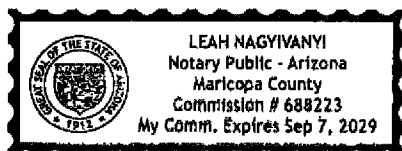
GRANTOR:

CLEAR CHANNEL OUTDOOR, LLC, a
 Delaware limited liability company

By: 
 Name: Bryan Parker
 Title: EVP, Real Estate and Public Affairs

STATE OF ARIZONA
 COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of May, 2022, by Bryan Parker, as EVP, REPA of CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company, on behalf of the company. He is ☐ is personally known to me or ☐ produced as identification.



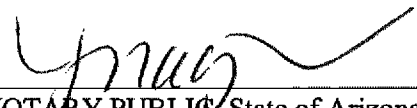

 NOTARY PUBLIC, State of Arizona
Leah Nagyivanyi
 Print Name
 My Commission expires: 9-7-2029
 Serial No.: 688223
 (SEAL)

EXHIBIT "A"

Property

Lot 19, Block 343, ROYAL HIGHLANDS UNIT NO. 6, according to the Plat thereof, as recorded in Plat Book 12, Page 67, of the Public Records of Hernando County, Florida.

EXHIBIT "B"

Exceptions

1. Easement for drainage and/or utilities as set forth on the Plat of ROYAL HIGHLANDS UNIT 6 recorded in Plat Book 12, Page(s) 67.
2. Grant of Perpetual Easements and Declaration of Restrictions, by Hideaway Commercial, LLC, a Florida limited liability company, in favor of Clear Channel Outdoor, LLC, a Delaware limited liability company, dated of even date herewith, to be recorded in the Public Records of Hernando County, Florida, immediately following the recordation of this Deed.
3. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
4. Survey prepared by Jared T. Patenaude, License No. 6971, on behalf of Florida Design Consultants, Inc., dated January 22, 2025 (unsigned and unsealed), under Job No. 2024-0053, shows the following: no encroachments noted.

CLEAR CHANNEL OUTDOOR, LLC**ASSISTANT SECRETARY'S CERTIFICATE**

April 14, 2026

The undersigned, Katrin de Marneffe, being the Assistant Secretary of Clear Channel Outdoor, LLC, a Delaware limited liability company (the "Company"), in her capacity as an officer of the Company and not individually, hereby certifies as follows that:

1. I am the duly elected and qualified Assistant Secretary of the Company.
2. Bryan Parker is the Executive Vice President-Real Estate and Public Affairs of the Company and is authorized to execute those certain real estate documents, including but not limited to a Special Warranty Deed and Grant of Easements and Declaration of Restrictions, pertaining to the purchase and sale of, and retention of an easement interest in, the real property commonly known as 10342 Nicasio Road, Weeki Wachee, Florida 34613, identified as Parcel ID: R01 221 17 3350 0343 0190 located in Hernando County, State of Florida, pertaining to a transaction by and between the Company and Hideaway Commercial, LLC, a Florida limited liability company. A copy of the resolutions by the sole member of the Company appointing Bryan Parker, among other officers and managers/directors, as an officer of the Company is attached hereto as Exhibit A.
3. The Federal Employer Identification Number of the Company is 86-0801051.

IN WITNESS WHEREOF, the undersigned has executed this Assistant Secretary's Certificate as of the date first written above.

CLEAR CHANNEL OUTDOOR, LLCBy: KATRIN DEMARNEFFE

Name: Katrin de Marneffe

Title: Assistant Secretary

Exhibit "A"
To
ASSISTANT SECRETARY'S CERTIFICATE

<u>Entity:</u>	<u>Name:</u>	<u>Title:</u>	<u>Role:</u>
Clear Channel Outdoor, LLC	De Marneffe, Katrin	Asst. Secretary	Officer
Clear Channel Outdoor, LLC	Parker, Bryan A.	Executive Vice President, Real Estate and Public Affairs	Officer

Prepared by and Return to:
Eric Coffman, Esq.
Miskel Backman LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tax Parcel ID Number: R-01-221-17-3350-0343-0170 and R01-221-17-3350-0343-0180
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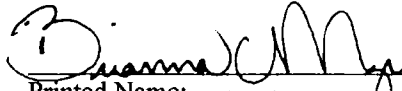
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[Signature Page Follows]

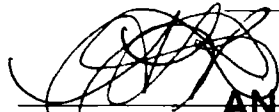
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, to be effective as of the date first written above.

WITNESSES:

GRANTOR:


 Printed Name: BRIANNA N. MAZE

Mailing Address: 10002 Cortez Blvd, Spring Hill, FL 34613

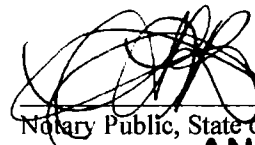

 Printed Name: ANGELA L. ROACH

Mailing Address: 10002 Cortez Blvd, Spring Hill, FL 34613

STATE OF FLORIDA §
 §
 COUNTY OF HERNANDO §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of August, 2024, by **Lata Kishor Parekh A/K/A Lata K. Parekh**. She is ☒ personally known to me or ☐ has produced _____ as identification.




 Notary Public, State of Florida
ANGELA L. ROACH
 Print Name: _____

(NOTARIAL SEAL)