

STATUTORY DEED

(§125.411, F.S.)



THIS DEED, made this _____ day
of _____ 2026,
by HERNANDO COUNTY WATER &
SEWER DISTRICT, a dependent

special district of Hernando County, a political subdivision of the State of Florida, and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, FL 34604, a party of the first part ("GRANTOR") and WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC., a Florida not-for-profit corporation whose address is 14651 21st Street, PO BOX 278, Dade City, FL 33526-0278, party of the second part ("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 land lying and being in Hernando County, Florida as depicted in the attached Exhibit A and more particularly described as:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S 89°26'10" W, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: CONTINUE ALONG SAID NORTH LINE S 89°26'10" W, A DISTANCE OF 191.00 FEET, THENCE LEAVING SAID NORTH LINE, S 00°25'13" E, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 285.00 FEET, THENCE N 89°26'10" E, ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 121.00 FEET, THENCE N 00°25'13" W, ON A LINE PARALLEL TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 8, A DISTANCE OF 110.00 FEET, THENCE N 89°26'10" E, PARALLEL TO SAID NORTH LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO A POINT THAT LIES S 00°25'13" E AND LIES 175.00 FEET SOUTH OF THE POINT OF BEGINNING, THENCE N 00°25'13" W, PARALLEL TO THE EAST LINE OF SAID NE 1/4 OF SAID SECTION 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 46735 SQUARE FEET +/-

TOGETHER WITH AN INGRESS / EGRESS EASEMENT OVER AND ACROSS THE SOUTH 110.00 FEET OF THE NORTH 285.00 FEET OF THE WEST 100.00 FEET OF THE EAST 150.00 FEET OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA.

A Portion of Parcel ID No.: R08 423 21 0000 0010 0031
Key No.: 1201844

SUBJECT to easements, restrictions, and reservations of record.

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 Board of County Commissioners, in its capacity as the governing body of the Hernando County Water & Sewer District, acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

(Official Seal)
ATTEST:

HERNANDO COUNTY WATER
& SEWER DISTRICT

Douglas Chorvat, Jr.
Hernando County Clerk & Comptroller

By: _____
Jerry Campbell, Chairman of the Hernando
County Board of County Commissioners

Approved as to Form & Legal Sufficiency



County Attorney's Office

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.

BOUNDARY SURVEY

EXHIBIT A

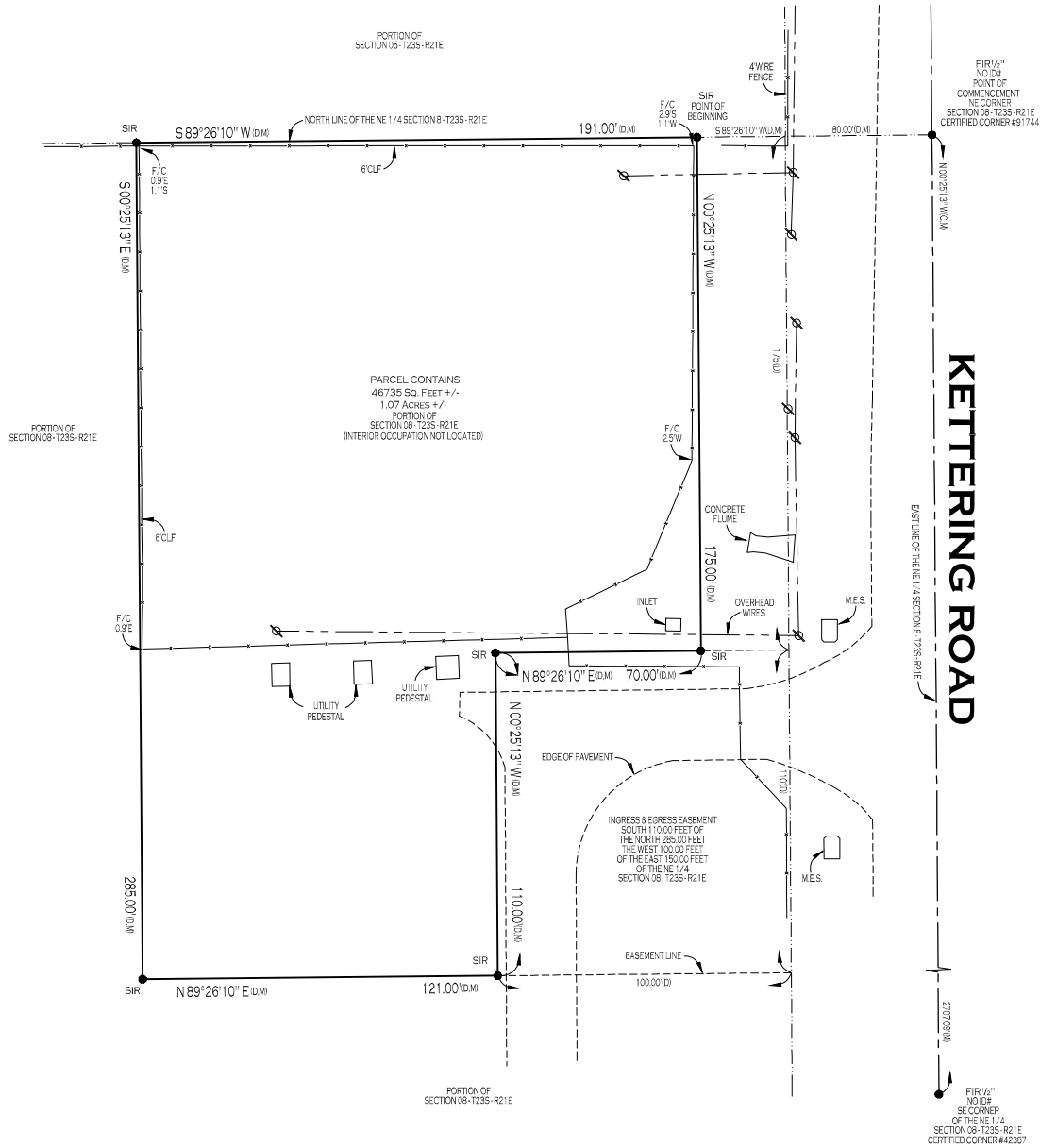
DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:
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 PARCEL CONTAINS 46735 SQUARE FEET +/-

TOGETHER WITH AN INGRESS / EGRESS EASEMENT OVER AND ACROSS THE SOUTH 110.00 FEET OF THE NORTH 285.00 FEET OF THE WEST 100.00 FEET OF THE EAST 150.00 FEET OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA.

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 8
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



KETTERING ROAD

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0238D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352)277-6550

DRAWN: ESS
 CHECKED BY: ESS
 SCALE: 1"=40'
 FILE: KETTERING

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472, PART 1, F.L.A.C.S. STATUTES.
Eric S Smith
 Eric S Smith
 DATE: 12.31.25
 PSM No. 6929 LB#8009

LEGEND: M.E.S. = MITERED END SECTION
 (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, CL= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CON= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIPN= FOUND IRON PIPE AND NAIL, FND= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, F/C= FENCE CORNER.

