

Prepared by and return to:

Kim Marks

The Lyons Law Group, P.A.

8362 Forest Oaks Blvd.

Spring Hill FL 34606

(727) 375-8900

File Number: 2025-270SH

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Warranty Deed

This Warranty Deed made this 20th day of June, 2025 between Venerable Corporate and Trust Services, LLC, a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023 whose post office address is 301 W Patt, Suite 657, Tampa, FL 33606, grantor, and Goettle Special Services Co., an Ohio Corporation, whose post office address is 12071 Hamilton Ave., Cincinnati, OH 45231, 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, situated, lying and being in **Hernando County, Florida** to-wit:

SEE EXHIBIT "A"


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 12/31/2024.


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:


 Witness
 Printed Name: Alexis J. Diaz Villafane
 P.O. Address: 4102 W Linebaugh Ave
Tampa, FL 33624

Venerable Corporate and Trust Services, LLC a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023, a Florida Limited Liability Company

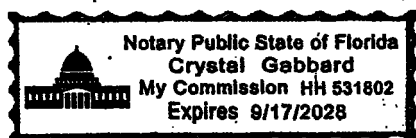

 By: _____
 Michelangelo Mortellaro, Manager


 Witness
 Printed Name: Robin Smith
 P.O. Address: 4102 W Linebaugh Ave
Tampa, FL 33624

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2025 by Michelangelo Mortellaro, Manager of Venerable Corporate and Trust Services, LLC, a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023 who ☐ is personally known or ☒ has produced a driver's license as identification.

(Seal)



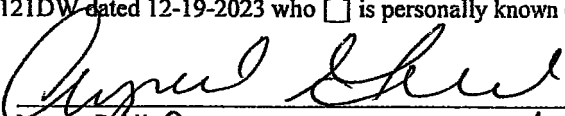

 Notary Public
 Print Name: Crystal Gabbard
 My Commission Expires: 9-17-28

Exhibit A

That part of the NW 1/4 of the SW 1/4 of Sec. 26, Township 23 South, Range 18 East, lying East of the right of way of the Sunshine Corridor, Less the following described property:

A portion of the Southwest 1/4 of Section 26, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commence at a nail and disk (L.S. #3882) marking the Northwest corner of the Southwest 1/4 of said Section 26; thence S 89°55'10" E along the North line of the Southwest 1/4 of said Section 26, a distance of 771.29 feet for a Point of Beginning; thence continue S 89°55'10" E along the North line of the Southwest 1/4 of said Section 26, a distance of 550.81 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence S 00°02'13" E along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, a distance of 650.00 feet; thence departing the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, N 89°55'10" W 523.39 feet to a point on a curve concave Southwesterly having a radius of 2664.79 feet and a central angle of 15°42'34"; thence from a chord bearing of S 22°17'50" W Southwesterly along the arc of said curve, a distance of 730.64 feet to a point on said curve, said point lying on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence N 89°54'23" W on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, a distance of 411.13 feet to a point on a curve concave Southeasterly having a radius of 3064.79 feet and a central angle of 27°55'00"; thence departing the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26 from a chord bearing of N 26° 29'45" E Northeasterly along the arc of said curve, a distance of 1493.29 feet to the Point of Beginning.

AND LESS

The East 60.00 feet of the South 60.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 23 South, Range 18 East, Hernando County, Florida.

Parcel Identification Number: R26 423 18 0000 0120 0000



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2024 FINAL TAX ROLL

KEY #	00378175	PRINTED ON	03/22/25	PAGE	1
PARCEL #	R26 423 18 0000 0120 0000	SITUS	1121 DOWNWIND WAY		
OWNER(S)	VENERABLE CORPORATE AND TRUST LLC TTEE, TRUST NO 1121DW	PARCEL DESCRIPTION	THAT PART OF NW1/4 OF SW1/4 LYING E OF SUNCOAST PKWY & LESS R/W FOR ANDERSON SNOW RD AS DES IN OR 704 PG 1101 DESC IN OR 1149 PG 410		
MAILING ADDRESS UPDATED 12/19/23	301 W PLATT ST # 657 TAMPA FL 33606-2292	UPDATED 01/01/99			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	461,736	
ACRES	10.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CAP1	CORPORATE AIRPARK PHS 1 & 2
SUBDIVISION	0	
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2024-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	413,400	413,400	413,400	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=	413,400	413,400	
VALUE PRIOR TO CAP		413,400	413,400	
ASSESSED VALUE		413,400	413,400	
EXEMPT VALUE	-			
TAXABLE VALUE	=	413,400	413,400	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
11	COMMERCIAL AC	N	2020		Y	2			10.60	ACRES			\$9,000.00	413,400

ADDRESSES ON PARCEL

NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
1121 DOWNWIND WAY	01774128	JOHNS BY JOHN II INC	562991	SEPTIC TANK AND RELATED SER

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1415095	04/29/21	0000000	IGLU	INDUST/GENLGT/UN 30,000		VOID		1,500,000
1067984	05/24/00	1067984	WP	WELL POLE	05/24/00	FINALED	06/05/00	200
0087472	09/14/94	9407737	EL	ELECTRIC	09/14/94	FINALED	09/21/94	25
0000861	12/11/86	8700148	MH	MOBILE HOME 1 ACRE OR MO		FINALED	04/22/88	10,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/23	VENERABLE CORPORATE AND TRUST L	D	DISQUALIFIED	Y	WD	4378	1290		100
10/01/18	CRESCENZO ANTHONY R	Q	QUALIFIED	Y	WD	3630	0617		325,000
09/01/99	CATTARINI LIDIO	Q	QUALIFIED	N	WD	1290	1051		100,000
11/01/85	CAUFIELD E B & ROSE M	Q	QUALIFIED	N	WD	0593	0890		60,000
10/01/85	CAUFIELD F B & ROSE M	Q	QUALIFIED	N	WD	0591	0645		60,000
02/01/85	LANGLEY JAMES H JR & ELLEN	D	DISQUALIFIED	N	WD	0571	0290		100
05/01/81	BOLA CORP	D	DISQUALIFIED	N	WD	0482	1617		100
01/01/80	LANGLEY JAMES H JR ET UX		INVALID CODE	N		----	----		



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2024 FINAL TAX ROLL

KEY #	00378175	PRINTED ON	03/22/25	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP.DATE	ROLL	EMPL	CODE	REASON
01/08/24	2024	170	21	VACANT
01/18/19	2019	196	15	GREEN BELT REVIEW
05/16/16	2016	196	17	5 YEAR REVIEW
08/02/11	2012	196	15	GREEN BELT REVIEW
07/20/09	2010	196	17	5 YEAR REVIEW
03/15/06	2006	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
January 01 2019	
NO GB	