

Parcel No. R32 323 17 5260 00A0 0000
R32 323 17 5260 00A0 0020
R32 323 17 5260 00A0 0021

This Instrument Prepared by:
Darryl W. Johnston, Esq./j3
Johnston & Sasser, P.A.
Post Office Box 997
Brooksville, FL 34605-0997

Consideration: \$ - 0 -

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WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of February, 2013, between
SERENDIPITOUS MOMENTS, INC., a Florida corporation, whose mailing address is: 4530 Golf Club
Lane, Brooksville, Florida 34609, Grantor, and SERENDIPITOUS MOMENTS, INC., a Florida corporation,
whose mailing address is: 4530 Golf Club Lane, Brooksville, Florida 34609, Grantee;

GRANTOR, for and in consideration of the premises, has granted and conveyed to Grantee, and Grantee's heirs
and assigns forever, the following described land, lying and being situate in Hernando County, Florida, to-wit:

A portion of Tract A of SPRING HILL, Unit 26, as per plat thereof recorded in plat book 10, page 77,
public records of Hernando County, Florida, as more particularly described on the attached
Schedule "A";

THIS DEED IS GIVEN TO RECONFIGURE THE BOUNDARIES OF THE PROPERTY OF
THE GRANTOR, PURSUANT TO THE LETTER OF AUTHORIZATION FROM THE BOARD
OF COUNTY COMMISSIONERS OF HERNANDO COUNTY DATED FEBRUARY 12, 2013,
UNDER FILE NO. S-96-036.

TOGETHER WITH all rights belonging to the property.
TO HAVE AND TO HOLD the same in fee simple forever.

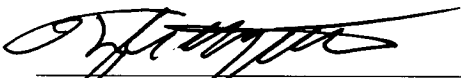
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor
has good right and lawful authority to convey the property; that Grantor does hereby fully warrant the title to said land, and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances,
except taxes and assessments accruing subsequent to December 31, 2012.

(WHEREVER used herein the terms Grantor and Grantee shall include all of the parties to this instrument, and the heirs, legal
representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural, as context
requires.)

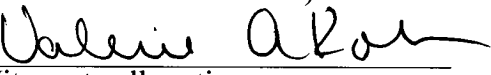
IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

SERENDIPITOUS MOMENTS, INC.


Witness to all parties
Tylee Stapleton
(Printed Name of Witness)

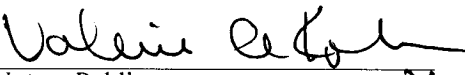
BY: 
Shelly Terlep, President

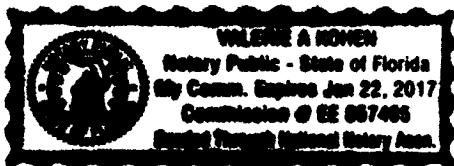

Witness to all parties
Valerie A. Korn
(Printed Name of Witness)

THIS INSTRUMENT WAS PREPARED FROM
INFORMATION PROVIDED BY THE PARTIES.
NO GUARANTEE OR OPINION ON TITLE HAS
BEEN RENDERED BY JOHNSTON & SASSER, P.A.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by SHELLY TERLEP, as President of SERENDIPITOUS
MOMENTS, INC., a Florida corporation, who is personally known to me, or who produced a drivers license as identification, this
22nd day of February, 2013.


Notary Public Valerie A. Korn



PARCEL "A":

That portion of Tract "A" of Spring Hill, Unit 26, according to the Plat thereof, as recorded in Plat Book 10, Pages 77 - 85, inclusive of the Public Records of Hernando County, Florida, being more particularly described as follows: Commence at the most Northerly corner of said Tract "A"; thence run along the Southerly right-of-way line of Northcliffe Boulevard as shown on said plat of Spring Hill, Unit 26, 186.74 feet along the arc of a 600.00 foot radius curve concave to the Northeast, subtended by a chord distance of 185.99 feet which bears S 50°50'49" E to a 1/2" iron rod unnumbered; thence continue along said Southerly right-of-way line S 59°47'32" E, 31.12 feet to the Northwesterly corner of that parcel as described in O.R. Book 1587 and page 1312 of the Public Records of Hernando County, Florida, said corner being monumented with a 1/2" iron rod unnumbered and the POINT OF BEGINNING; thence continue along said Southerly right-of-way line (North parcel line of O.R. Book 1587 and page 1312), S 59°43'51" E, a distance of 99.86 feet to a 5/8" capped iron rod, "LB 4686"; thence leaving said Southerly right-of-way line, S 34°17'07" W, a distance of 217.52 feet; thence N 55°41'14" W, a distance of 54.84 feet; thence S 34°18'46" W, a distance of 22.75 feet; thence N 55°30'49" W, a distance of 44.99 feet; thence N 34°20'28" E, a distance of 8.50 feet to a point on the Westerly line of that parcel of land as described in said O.R. Book 1587 and page 1312, said point monumented with a capped iron rod, "LB 6569"; thence along said Westerly line, N 34°20'28" E, a distance of 224.60 feet to the POINT OF BEGINNING, containing 0.513 acres, more or less, SUBJECT TO the following, all being recorded, inclusive, in the Public Records of Hernando County, Florida: that Drainage Retention Easement # 2, as described in O.R. Book 892 and page 0331; AND that rights-of-way easement for Withlacoochee River Electric Cooperative as described in O.R. Book 2733 and page 614; SUBJECT TO AND TOGETHER WITH an Ingress & Egress Easement as described in O.R. Book 892 and page 0332; AND SUBJECT TO AND TOGETHER WITH a perpetual non-exclusive easement for access, ingress & egress, and a perpetual non-exclusive easement of passage and use, for access, ingress, egress and parking over, across and on the paved parking facilities and parking improvements over and across the following described parcel of land:

That portion of Tract "A" of Spring Hill, Unit 26, according to the Plat thereof, as recorded in Plat Book 10, Pages 77 - 85, inclusive of the Public Records of Hernando County, Florida, being more particularly described as follows: Commence at the most Northerly corner of said Tract "A"; thence run along the Southerly right-of-way line of Northcliffe Boulevard as shown on said plat of Spring Hill, Unit 26, 186.74 feet along the arc of a 600.00 foot radius curve concave to the Northeast, subtended by a chord distance of 185.99 feet which bears S 50°50'49" E to a 1/2" iron rod unnumbered; thence continue along said Southerly right-of-way line S 59°47'32" E, 31.12 feet to the Northwesterly corner of that parcel as described in O.R. Book 1587 and page 1312 of the Public Records of Hernando County, Florida, said corner being monumented with a 1/2" iron rod unnumbered and the POINT OF BEGINNING; thence along the parcel lines of that parcel as described in said O.R. Book 1587 and page 1312, the following ten (10) courses: 1) continue thence along said Southerly right-of-way line, S 59°43'51" E, a distance of 99.86 feet to a 5/8" capped iron rod, "LB 4686"; 2) thence continue along said Southerly right-of-way line, S 59°43'51" E, a distance of 73.67 feet to a point of curvature of a curve concave to the Southwest, being monumented with a 1/2" iron rod unnumbered; 3) thence 41.07' along the arc of said curve, having the following elements: Radius, 25.00 feet; Central Angle, 94°07'23"; and a Chord Bearing & Distance, S 12°42'33" E & 36.60 feet to the point of tangency and a capped iron rod, "LB 5232", said point being on the Westerly right-of-way line of Maldiva Drive, as it is now established; 4) thence along said right-of-way line, S 34°18'46" W, a distance of 197.76 feet; 5) thence continue S 34°18'46" W, a distance of 214.16 feet; 6) thence N 55°43'17" W, a distance of 100.06 feet; 7) thence N 55°38'49" W, a distance of 124.94 feet; 8) thence N 34°17'35" E, a distance of 200.00 feet; 9) thence S 55°42'59" E, a distance of 25.08 feet; 10) N 34°20'28" E, a distance of 224.60 feet to the POINT OF BEGINNING, containing, 2.093 acres, more or less.