

This instrument prepared by
and after recording return to:

Taylor Hess, Esquire
Trenam, Kemker, Scharf, Barkin, Frye,
O'Neill & Mullis, P.A.
101 East Kennedy Boulevard, Suite 2700
Tampa, Florida 33602

Parcel Number(s):

Parcel 1: R25 423 16 0000 0560 0000
Parcel 2: R25 223 16 2830 0000 0010
Parcel 3: R25 423 16 0000 0260 0010
Parcel 4: R25 423 16 0000 0260 0000
Parcel 5: R25 423 16 0000 0550 0000
Parcel 6: R25 423 16 0000 0420 0000
Parcel 7: R25 423 16 0000 0540 0000
Parcel 8: R25 423 16 0000 0460 0000
Parcel 9: R25 423 16 0000 0520 0000
Parcel 10: R25 423 16 0000 0190 0000
Parcel 11: R25 423 16 0000 0040 0000
Parcel 12: R25 423 16 0000 0220 0000
Parcel 13: R25 423 16 0000 0570 0000
Parcel 14: R25 223 16 2830 0000 0110
Parcel 15: R25 423 16 0000 0200 0000
Parcel 16: R25 423 16 0000 0630 0030
Parcel 17: R25 423 16 0000 0490 0010
Parcel 18: R25 423 16 0000 0440 0000
Parcel 19: R25 423 16 0000 0630 0010
Parcel 20: R25 423 16 0000 0130 0000
Parcel 21: R25 423 16 0000 0170 0000

Documentary Stamp Tax: \$0.70

QUIT CLAIM DEED

THIS INDENTURE is made and entered into as of the 15 day of July, 2020, by and between **JOHN ROSENQUIST** ("Grantor"), whose mailing address is 46 Springs Fireplace Road, East Hampton, NY 11937, and **SUNSHINE ABOUNDS, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 46 Springs Fireplace Road, East Hampton, NY 11937.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim to and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following described real property in the County of Hernando, State of Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

TO HAVE AND TO HOLD the Property and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee, and Grantee's heirs, successors and assign, forever.

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

SIGNATURE PAGE TO QUIT CLAIM DEED

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Signed, sealed and delivered
in the presence of:

Marine Goguardze
(Witness Signature)
Print Witness Name: Marine Goguardze

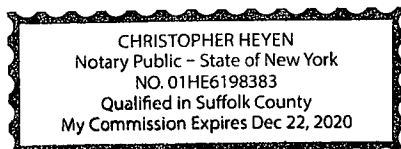
John Rosenquist
JOHN ROSENQUIST

Mary Lou Rosenquist
(Witness Signature)
Print Witness Name: MARY LOU ROSENQUIST

STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of [select one] ☒ physical presence or ☐ online notarization, this 15 day of July, 2020, by JOHN ROSENQUIST. He is [select one]:

- ☒ personally known to me;
or
☐ produced a valid driver's license as identification.



Christopher Heyen
Notary Public (Signature)
Print Name: Christopher Heyen

My Commission Expires: Dec 22, 2020

EXHIBIT A**Legal Description of the Property****Parcel 1 (Parcel No. R25 423 16 0000 0560 0000)**

One acre of land commencing at a point 140 yards East of the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, running thence 70 yards South, thence 70 yards East, thence 70 yards North, thence 70 yards West to starting point, shown upon a survey of Jno. F. Hall, County Surveyor, as Lot 3.

Parcel 2 (Parcel No. R25 223 16 2830 0000 0010)

Commencing at the NE corner of SW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida; run thence West 15 feet for a POINT OF BEGINNING; run South 0° 07' East 211.6 feet to a point 25 feet north of Center line of the paved road, thence Southwesterly along the North right-of-way line of the aforesaid road 112 feet, thence North 0° 07' West 250.6 feet, run thence East 105 feet to the POINT OF BEGINNING; more particularly described and indicated on the Map of OSOWAW SUBDIVISION as recorded in Plat Book 5, page 8, of the public records of the aforesaid County as Lot 1, but marked not included in the above plat.

Parcel 3 (Parcel No. R25 423 16 0000 0260 0010)**Parcel #1:**

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, run thence North 1° 06' West 456.5 feet, thence run South 89° West 264 feet for POINT OF BEGINNING, thence run South 1° 06' East 240 feet; thence run South 89° West 152.5 feet; thence run North 1° 6' West 240 feet; thence run North 89° East 152.5 feet.

Parcel #2:

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, thence North 1° 06' West 456.5 feet, thence South 89° West 416.5 feet for POINT OF BEGINNING, thence South 1° 06' East 240 feet; thence South 89° West 70 feet; thence North 1° 06' West 240 feet; thence North 89° East 70 feet to POINT OF BEGINNING

LESS the North 60 feet and the South 30 feet of said described property which is reserved for a public road and canal

Parcel #3:

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, thence North 1° 06' West 456.5 feet, thence South 89° West 486.5 feet for POINT OF BEGINNING; thence South 1° 06' East 240 feet; thence South 89° West 12 feet; thence North 1° 06' West 240 feet; thence North 89° East 12 feet to POINT OF BEGINNING.

The North 60 feet and South 20 feet of said described property to remain as a perpetual easement for public road and canal.

Parcel 4 (Parcel No. R25 423 16 0000 0260 0000)

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, thence North 1° 06' West 456.5 feet, thence South 89° West 498.5 feet for POINT OF BEGINNING, thence South 1° 06' East 240 feet, thence South 89° West 73 feet, thence North 1° 06' West 240 feet, thence North 89° East 73 feet to POINT OF BEGINNING.

The North 60 feet and South 20 feet of said described property to remain as a perpetual easement for public road and canal.

AND

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, thence North 1° 06' West 456.5 feet, thence South 89° West 571.5 feet for POINT OF BEGINNING, thence South 1° 06' East 240 feet, thence South 89° West 70 feet, thence North 1° West 240 feet, thence North 89° East 70 feet to POINT OF BEGINNING, LESS the North 60 feet and South 60 feet of said described property which is reserved for a public road and canal.

Parcel 5 (Parcel No. R25 423 16 0000 0550 0000)

The North 210 feet of the West 210 feet of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 6 (Parcel No. R25 423 16 0000 0420 0000)

Commencing at the SE corner of NW 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, run North 216.5 feet for Point of Beginning, and run thence West 264 feet, thence North 240 feet, thence West 1056 feet, thence North 863.5 feet, thence East 1320 feet, thence South 1103.5 feet to Point of Beginning.

Parcel 7 (Parcel No. R25 423 16 0000 0540 0000)

Lot 2 in Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, the same being one acre, more or less, and said Lot 2 commencing 70 yards East of the center of Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, run thence South 70 yards, thence East 70 yards, thence North 70 yards, thence West 70 yards to POINT OF BEGINNING.

Parcel 8 (Parcel No. R25 423 16 0000 0460 0000)

Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, run thence West 340 feet to POINT OF BEGINNING; from said Point of Beginning run thence West a distance of 80 feet, thence South a distance of 210 feet, thence East a distance of 80 feet, thence North a distance of 210 feet to POINT OF BEGINNING; lying in and being a part of the NE 1/4 of SE 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 9 (Parcel No. R25 423 16 0000 0520 0000)

Commencing at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, and run thence West a distance of 210 feet for a POINT OF BEGINNING, and from said POINT OF BEGINNING run thence

West a distance of 60 feet, thence South a distance of 210 feet, thence East a distance of 60 feet, thence North a distance of 210 feet to the POINT OF BEGINNING, all being in the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 10 (Parcel No. R25 423 16 0000 0190 0000)

The West 1/3 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 11 (Parcel No. R25 423 16 0000 0040 0000)

The SW 1/4 of SW 1/4 of NE 1/4 of Section 25, Township 23 South, Range 16 East, lying and being a part of Hernando County, Florida.

Parcel 12 (Parcel No. R25 423 16 0000 0220 0000)

NE 1/4 of SW 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, EXCEPTING the following described portion thereof:

Beginning at the SE corner of said NE 1/4 of SW 1/4, run thence West 420 feet, thence North 210 feet, thence East 210 feet, thence North 1050 feet, thence East 210 feet, thence South 1260 feet to the POINT OF BEGINNING, ALSO LESS the West 50 feet of the East 70 feet of the W 1/2 of NE 1/4 of SW 1/4 of said Section 25, which is for road right-of-way purposes.

Parcel 13 (Parcel No. R25 423 16 0000 0570 0000)

A parcel of land in the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, run thence West 210.00 feet to the Northeast corner of a parcel of ground described in ORB 385, page 533, of the public records of Hernando County, Florida, thence South 00°53'10" West along the East line of the aforementioned parcel 191.97 feet more or less to the Northerly right-of-way of State Road 595 as it now exists, thence along said Northerly right-of-way South 89°20'29" East a distance of 110.36 feet to the P.C. of a curve to the left, said curve having a central angle of 05°26'05" and radius of 1052 feet, thence along the arc of said curve a distance of 99.75 feet to the West line of the Southeast 1/4 of Section 25 (the West line of a parcel of ground being described in ORB 314, page 518, of the public records of Hernando County, Florida), thence along said West line North 00°53'10" East a distance of 189.66 feet to the Point of Beginning.

Parcel 14 (Parcel No. R25 223 16 2830 0000 0110)

Lot 11, OSOWAW SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page 8, lying in and being a part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 15 (Parcel No. R25 423 16 0000 0200 0000)

The West ½ of the Northwest ¼ of the Southeast ¼ of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 16 (Parcel No. R25 423 16 0000 0630 0030)

All that portion lying North of State Road 595 in the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 17 (Parcel No. R25 423 16 0000 0490 0010)

The North 150 feet of the West 165 feet of the following described property:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, run South 210 feet for a POINT OF BEGINNING, thence go South along the West line of said Southeast 1/4 of the Southwest 1/4, 210 feet; thence East 420 feet; thence North 210 feet; thence West 420 feet to the POINT OF BEGINNING. LESS the right-of-way for public road from Aripeka to U.S. Highway #19, Hernando County, Florida.

Parcel 18 (Parcel No. R25 423 16 0000 0440 0000)

Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, run thence West 270 feet to the POINT OF BEGINNING, run thence West a distance of 70 feet, thence South a distance of 210 feet, thence East 70 feet, thence North a distance of 210 feet to POINT OF BEGINNING, lying in and being a part of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida.

Parcel 19 (Parcel No. R25 423 16 0000 0630 0010)

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 16 East, Hernando County, Florida, lying South of State Road 595. LESS the West 160 feet thereof.

Parcel 20 (Parcel No. R25 423 16 0000 0130 0000) and Parcel 21 (Parcel No. R25 423 16 0000 0170 0000)

East 2/3 of NE ¼ of NW ¼ of SE ¼, and SE ¼ of NW ¼ of SE ¼, being in Section 25, Township 23 South, Range 16 East, Hernando County, Florida, LESS road right of way.

P18 7 97.