

Prepared by and Return To:

Amy Auerbach
Title Agency of Florida, a Division of Fidelity National
Title of Florida, Inc.
19535 Gulf Blvd., Suite C
Indian Shores, FL 33785

Order No.: FTPA22-123486

APN/Parcel ID(s): R34-422-18-0000-0050-0000
R34-422-18-0000-0120-0000
R34-422-18-0000-0070-0000
R34-422-18-0000-0140-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November 17, 2022 by Adventure Motorsports, LLC, a Florida limited liability company (as to Tract 4) and Cortez Blvd Property 1 LLC, a Florida limited liability company (as to Tracts 1, 2 and 3) having its principal place of business at 14430 Cortez Blvd., Brooksville, FL 34613, hereinafter called the grantor, and DAV Brooksville, Inc., a Florida corporation whose post office address is 3205 Eagle Crest Dr. NE, Suite 105, Grand Rapids, MI 49525, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Hernando, State of Florida, viz:

Tract 1:

All that certain land situate in Hernando County, Florida beginning at the Northeast corner of Section 34, Township 22 South, Range 18 East, Hernando County, Florida, thence run West 659.63 feet South 89 degrees 40 minutes West, thence South 19.3 feet South 0 degrees 19 minutes West, thence West 289.43 feet to the Point of Beginning, thence South 850 feet South 0 degrees 26 minutes West, thence West 100 feet South 89 degrees 40 minutes West, thence North 850 feet South 0 degrees 26 minutes West to the edge of State Road right of way thence East along right of way to the Point of Beginning.

Also known as: Cortez Blvd.; Brooksville, FL 34613

Tract 2:

All that certain land situate in Hernando County, Florida beginning at the Northeast corner of Section 34, Township 22 South, Range 18 East, thence run South 89 degrees 40 minutes West 659.63 feet, thence run South 19.3 feet to a 4 inch concrete marker; thence run South 89 degrees 49 minutes

SPECIAL WARRANTY DEED

(continued)

West 389.43 feet to the Point of Beginning, run thence South 0 degrees 26 minutes West 850 feet, thence South 89 degrees 40 minutes West, 100 feet, thence North 0 degrees 26 minutes East 850 feet, thence East 100 feet along the South boundary of the right of way of State Road No. 50 to the Point of Beginning.

Also known as: 14442 Cortez Blvd.; Brooksville, FL 34613

Tract. 3:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, THENCE RUN SOUTH 89 DEGREES 40' WEST A DISTANCE OF 659.63 FEET TO A POINT, THENCE RUN SOUTH 0 DEGREES 19' WEST A DISTANCE OF 19.3 FEET TO A POINT ON THE RIGHT OF WAY LINE OF STATE ROAD 50, THENCE WEST ALONG RIGHT OF WAY A DISTANCE OF 689.43 FEET FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 0 DEGREES 26' WEST A DISTANCE OF 850 FEET, THENCE RUN SOUTH 89 DEGREES 40' WEST A DISTANCE OF 100 FEET, THENCE RUN NORTH 0 DEGREES 26' EAST A DISTANCE OF 850 FEET, THENCE RUN EAST ALONG SOUTH RIGHT OF WAY LINE BACK TO THE POINT OF BEGINNING, LYING IN AND BEING A PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

AND

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, THENCE SOUTH 89 DEGREES 40' WEST 659.63 FEET, THENCE SOUTH 0 DEGREES 19' WEST 19.30 FEET, THENCE SOUTH 89 DEGREES 40' WEST 589.43 FEET TO THE POINT OF BEGINNING, AND RUN THENCE SOUTH 89° DEGREES 40 WEST 100 FEET, THENCE SOUTH 0 DEGREES 26' WEST 850 FEET, THENCE NORTH 89 DEGREES 40' EAST 100 FEET, THENCE NORTH 0 DEGREES 26' EAST 850 FEET TO THE POINT OF BEGINNING.

Also known as: 14420 Cortez Blvd.; Brooksville, FL 34613

Tract 4:

Beginning at the N.E. corner Section 34, Township 22 South, Range 18 East, run thence S 89° 40' West 659.63 feet, thence South 19.3 feet to a 4 inch concrete marker, thence South 89° 40' West 489.43 feet to Point of Beginning, and run thence South 0° 26' West 850 feet, thence South 89° 40' West 100 feet, thence North 0° 26' East 850 feet, thence East 100 feet along the Southern boundary of right of way of State Road No. 50 to Point of Beginning. Lying and being in Hernando County, Florida.

Also known as: 14430 Cortez Blvd.; Brooksville, FL 34613

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2021.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

SPECIAL WARRANTY DEED
(continued)

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Delaney Owens
Witness Signature

Delaney Owens
Print Name

[Signature]
Witness Signature

[Signature]
Print Name

Adventure Motorsports, LLC, a Florida limited liability company (as to Tract 4)

BY: Keith C. Wood
Keith C. Wood
Managing Member

Cortez Blvd Property 1 LLC, a Florida limited liability company (as to Tracts 1, 2 and 3)

BY: Keith C. Wood
Keith C. Wood
Manager

Address: 14430 Cortez Blvd.
Brooksville, FL 34613

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of November 2022, by Keith C. Wood as Managing Member of Adventure Motorsports, LLC, a Florida limited liability company and as Manager of Cortez Blvd Property 1 LLC, a Florida limited liability company, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

