

This Instrument Prepared by:
Robert F. Greene, Esq.
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street W, Suite N
Bradenton, FL 34209
(941) 747-1871

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 13 day of February, 2024, by **Bonnie E. Yungmann and Dwain T. Erickson, Jr.**, both Individually and as Co-Trustees of the Erickson Testamentary Trust, and **Bonnie E. Yungman**, Individually and as Trustee of the Bonnie E. Yungmann Revocable Trust u/a/d October 21, 2004, and **Dwain T. "Skip" Erickson, Jr.**, and **Lois Erickson**, both Individually and as Co-Trustees of the Dwain T. "Skip" Erickson, Jr., Revocable Trust u/a/d November 10, 2004, whose post office address is 4016 W. Bay Villa Avenue, Tampa, Florida 33611 (collectively, the "Grantor"), in favor of **Cone & Graham, Inc.**, a Florida corporation, whose post office address is 5101 Cone Road, Tampa, Florida 33610 (the "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all right, title, interest, claim and demand which Grantor has, if any, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

See attached Exhibit "A"

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

THIS CONVEYANCE IS SUPPLEMENTAL TO SPECIAL WARRANTY DEED OF EVEN DATE ON WHICH FULL PAYMENT OF DOCUMENTARY STAMP TAXES WERE PAID AND THIS DEED IS ONLY SUBJECT TO MINIMUM DOCUMENTARY STAMP TAXES

{Signature to Follow on Next Page}

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: Mika L. Caruana
Witness No. 1
Print Name: Mika L. Caruana
Address: 9009 Northchase Blvd.
Spring Hill, FL 34606

Bonnie E. Yungmann
Bonnie E. Yungmann, Individually, and as
Co-Trustee of the Erickson Testamentary
Trust

Signature: Richard P. Caruana
Witness No. 2
Print Name: Richard P. Caruana
Address: 9009 Northchase Blvd.
Spring Hill, FL 34606

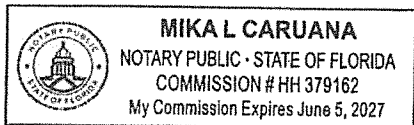
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence, or online notarization, this 13 day of February, 2024, by Bonnie E. Yungmann, Individually, and as Co-Trustee of the Erickson Testamentary Trust, who is personally known to me, or who has produced the following as identification:

A VALID SF OF FL D/L

My Commission Expires: June 05, 2027

Mika L. Caruana
Notary Public
Printed Name: MIKA L. CARUANA



Signed, sealed and delivered
in the presence of:

Signature: Mika L. Caruana
Witness No. 1
Print Name: Mika L. Caruana
Address: 9009 Northcliffe Blvd.
Spring Hill, FL 34606

Dwain T. Erickson, Jr.
Dwain T. Erickson, Jr., Individually, and as
Co-Trustee of the Erickson Testamentary
Trust

Signature: Richard P. Caruana
Witness No. 2
Print Name: Richard P. Caruana
Address: 9009 Northcliffe Blvd.
Spring Hill, FL 34606

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence, or online
notarization, this 13 day of February, 2024, by Dwain T. Erickson, Jr., Individually, and as Co-Trustee of the
Erickson Testamentary Trust, who is personally known to me, or who has produced the following as identification:
a VALID ST OF FL D/L

My Commission Expires: June 05, 2027

Mika L. Caruana
Notary Public
Printed Name: MIKA L CARUANA



Signed, sealed and delivered
in the presence of:

Signature: Mika L. Caruana
Witness No. 1
Print Name: Mika L. Caruana
Address: 9001 Northcliffe Blvd.
Spring Hill, FL 34606

Bonnie E. Yungmann
Bonnie E. Yungmann, Individually and as
Trustee of the Bonnie E. Yungmann
Revocable Trust u/a/d October 21, 2004

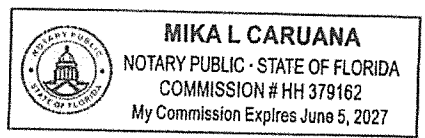
Signature: Richard P. Caruana
Witness No. 2
Print Name: Richard P. Caruana
Address: 9001 Northcliffe Blvd.
Spring Hill, FL 34606

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence, or online
notarization, this 13 day of February, 2024, by Bonnie E. Yungmann, Individually, and as Trustee of the Bonnie
E. Yungmann Revocable Trust u/a/d October 21, 2004, who is personally known to me, or who has produced the
following as identification: a VALID S of FL D/L

My Commission Expires: June 05, 2027

Mika L. Caruana
Notary Public
Printed Name: MIKA L. CARUANA



Signed, sealed and delivered
in the presence of:

Signature: *Mika L. Caruana*
Witness No. 1
Print Name: Mika L. Caruana
Address: 9009 Northwest Blvd.
Spring Hill, FL 34606

Dwain T. Erickson, Jr.
Dwain T. "Skip" Erickson, Jr. Individually,
and as Co-Trustee of the Dwain T. "Skip"
Erickson, Jr., Trust u/a/d November 10, 2004

Signature: *Richard P. Caruana*
Witness No. 2
Print Name: Richard P. Caruana
Address: 9009 Northwest Blvd.
Spring Hill, FL 34606

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence, or online
notarization, this 13 day of February, 2024, by Dwain T. "Skip" Erickson, Jr., Individually, and as Co-Trustee of
the Dwain T. "Skip" Erickson, Jr., Trust u/a/d November 10, 2004, who is personally known to me, or who has
produced the following as identification: a VALID STATE OF FLORIDA DL

My Commission Expires: June 05, 2027

Mika L. Caruana
Notary Public
Printed Name: MIKA L. CARUANA



Signed, sealed and delivered
in the presence of:

Signature: Mika L. Caruana
Witness No. 1
Print Name: Mika L. Caruana
Address: 9000 Northchase Blvd.
Spring Hill, FL 34606

Lois Erickson
Lois Erickson, Individually, and as
Co-Trustee of the Dwain T. "Skip" Erickson,
Jr., Trust u/a/d November 10, 2004

Signature: Richard P. Caruana
Witness No. 2
Print Name: Richard P. Caruana
Address: 9000 Northchase Blvd.
Spring Hill, FL 34606

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence, or online
notarization, this 13 day of February, 2024, by Lois Erickson, Individually, and as Co-Trustee of the Dwain T.
"Skip" Erickson, Jr., Trust u/a/d November 10, 2004, who is personally known to me, or who has produced the
following as identification: a VALID SF & FL DL

My Commission Expires: June 05, 2027

Mika L. Caruana
Notary Public
Print Name: MIKA L. CARUANA



Exhibit "A"**Property**

A Parcel of land lying in Sections 26, 27, 34, AND 35, Township 22 South, Range 19 East, Hernando County, Florida. Being more particularly described as follows:

Commencing at the Southeast corner of said Section 27; Thence S89°26'05"W, 264.21 feet to the Northeast corner of parcel 10.0 as recorded in Official Records book 1034, page 1055 of the public records of Hernando County, Florida, and the Point of Beginning; thence along the North line of said parcel 10.0, run S88°51'55"W, 635.62 feet to the East right-of-way line of the CSX Railroad; Thence along said East right-of-way line, run N07°28'55"E, 1232.58 feet to the South right-of-way line of S.R. Highway #50, Bypass; Thence along said South right-of-way line, run N89°33'53"E, 428.81 feet; Thence S00°26'07"E, 15.00 feet; Thence N89°33'53"E, 260.00 feet; Thence N00°26'07"W, 10.00 feet; Thence N89°33'53"E, 54.40 feet to the East line of said section 27; Thence continue along the South Right-of-way line of S.R. Highway #50, Bypass N89°33'53"E, 866.43 feet to the West right-of-way line of Oxley Road; Thence along said West right-of-way line, run S00°29'27"E, 550.47 feet to the Northeast corner of parcel 35.4, as recorded in Official Records Book 981, page 591 of the public records of Hernando County, Florida; Thence along the North line of said parcel 35.4, run S89°52'15"W, 334.84 feet to the Northwest corner of said parcel 35.4; Thence along the West line of said parcel 35.4, and the extension thereof, run S00°29'02"E, 684.20 feet to the South line of said Section 26; Thence continue along the southerly extension of the West line of said parcel 35.4, S00°29'05"E, 595.39 feet to a point on the North line of parcel 5.9, as recorded in Official Records Book 1080, page 1649 of the public records of Hernando County, Florida; Thence along said North line, run S89°47'59"W, 419.64 feet to the Northwest corner of said parcel 5.9, and the Northeast corner of parcel 33.0 as recorded in Official Records Book 3917, page 1415, of the public records of Hernando County, Florida;; Thence along the North line of said parcel 33.0, run N75°20'50"W, 411.09 feet to the East line of parcel 10.0, as recorded in Official Records Book 1034, page 1055 of the public records of Hernando County, Florida; Thence along said East line, run N00°13'32"E, 511.50 feet to the Point of Beginning.

containing 53.07 acres more or less.