

PREPARED BY AND RETURN TO:

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**SPECIAL WARRANTY DEED**

Property Appraiser's Parcel I.D. Number: #R33-422-19-0000-0080-0000, R33-422-19-0000-0120-0000

This **Special Warranty Deed** is made as of the 30 day of July, 2024, by **AN Motors of Brooksville, Inc., a Florida corporation formerly known as Jim Quinlan Ford Lincoln-Mercury, Inc., a Florida corporation**, whose mailing address c/o: AutoNation, Inc., 200 SW First Avenue, 14<sup>th</sup> Floor, Ft. Lauderdale, FL 33301, hereinafter called the grantor, in favor of **Doherty Holdings Fiftieth, LLC, a Florida limited liability company**, as to an undivided 99% tenants in common interest, and **Brooksville Motors, LLC, a Florida limited liability company**, as to an undivided 1% tenants in common interest, whose mailing address is 2925 Mall Hill Dr., Lakeland, FL 33810, hereinafter collectively called the grantee:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land (the "Land") situate in Hernando County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

This conveyance is subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.
2. Conditions, restrictions, limitations, easements and other matters of record, if any, without any intent to reimpose the same.
3. Laws, zoning laws, rules, regulations, ordinances and other requirements imposed by governmental authority affecting the Land.

To Have and to Hold the same in fee simple forever together with all the easements, tenements, hereditaments, and appurtenances thereto, and all reversions, remainders and rights-of-way appertaining to or otherwise benefiting the Land.

And the grantor hereby covenants with said grantee that 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 to grantee; and EXCEPT AS PROVIDED HEREINABOVE, that the grantor hereby specially 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 but no other.



EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

BEGIN AT A POINT 674.0 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE WEST 76.0; THENCE SOUTH 135.0 FEET; THENCE WEST TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE SOUTHWESTERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT 533.0 FEET DUE SOUTH OF THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE DUE EAST PARALLEL TO THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND 533.0 FEET DISTANCE THEREFROM TO THE EASTERN BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 323.0 FEET; THENCE WEST 344.0 FEET; THENCE NORTH 210.0 FEET TO THE POINT OF BEGINNING.

PARCEL II:

ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF THE PRESENT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41: BEGINNING WITH THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE EAST 570.00 FEET; THENCE SOUTH 135.00 FEET; THENCE WEST 743.00 FEET TO THE MIDDLE OF THE BROOKSVILLE AND TAMPA ROAD; THENCE NORTH 12 DEGREES 15 FEET EAST, 135.00 FEET; THENCE EAST 143.00 FEET TO THE POINT OF BEGINNING.