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After Recording Return to:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R08 423 20 7110 0000 0010, R08 423 20 7110 0000 0020, R08 423 20 7110 0000 0040, R08 423 20
7110 0000 0050, R08 423 20 7110 0000 0060, R08 423 20 7110 0000 0100, R08 423 20 7110 0000
0090, R08 423 20 7110 0000 001A, and R08 423 20 7110 0000 002A

File No.: 24079830

WARRANTY DEED

This Warranty Deed, Made the 10th day of September, 2024, by Red Castle RE Ventures, LLC, a Florida Limited Liability Company, having its place of business at 18308 Valor Path., Brooksville, FL 34604, hereinafter called the "Grantor", to Third Powell Road Land Trust, dated September 5, 2024, John T. Marshall, as Trustee, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes 689.071 and 689.073, whose post office address is: 1305 Cleveland Ave., Suite D, Wildwood, FL 34785, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Four Hundred Three Thousand Eight Hundred Forty Dollars and No Cents (\$2,403,840.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

"The interest of the beneficiaries under said trust is personal property. Persons dealing with the Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of trust property, not in the title, legal or, equitable, of said real estate. The liability of the Trustee under this deed and the trust agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever."

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

To Have and to Hold, the same in fee simple forever.

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; that the Grantor hereby fully warrants 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 accruing subsequent to 2023, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ATTEST: _____
Secretary

Michele M. Calderon
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Michele M. Calderon
111 N Main St.
Brooksville, FL 34601

RED CASTLE RE VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Renee Caputi
Renee Caputi
Manager

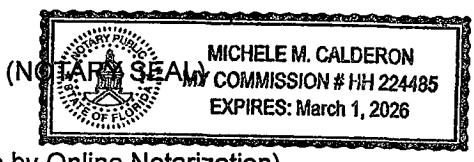
Jennifer Schmidt
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Jennifer Schmidt
111 N Main St.
Brooksville, FL 34601

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2024 by Renee Caputi as Manager of Red Castle RE Ventures, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

Michele M. Calderon
Notary Public Signature
Printed Name: Michele M. Calderon
My Commission Expires: 3/1/26



Online Notary (Check Box if acknowledgment done by Online Notarization)

EXHIBIT "A"**PARCEL 1:**

A portion of Section 8, Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go North 89°58'34" East, 28.64 feet to the Point of Beginning; thence along the southerly boundary line of Weston Park, Plat Book 7, Page 9, and the Southerly boundary line of Cedar Lake Sites, Plat Book 11, Pages 38 through 40 of the Public Records of Hernando County, Florida, North 89°57'37" East, 380.09 feet; thence South 00°36'20" West, 1487.67 feet; thence South 89°34'16" West, 378.52 feet; thence North 00°36'20" East, 1326.40 feet; thence North 00°58'43" West, 58.15 feet; thence North 00°36'20" East, 105.70 feet to the Point of Beginning.

LESS AND EXCEPT road right-of-way for Powell Road (County Road #572), described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, Township 23 South Range 20 East, Hernando County, Florida, thence go North 89°58'34" East, 28.64 feet; thence South 00°36'20" West, 105.70 feet to the Point of Beginning, thence North 88°08'15" East 380.42 feet; thence South 00°36'20" West, 58.19 feet; thence South 88°08'15" West, 378.81 feet; thence North 00°58'43" West 58.15 feet to the Point of Beginning.

PARCEL 2:

A portion of Section 8, Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go North 89°58'34" East, 28.64 feet thence along the Southerly boundary line of Weston Park, Plat Book 7, Page 9, and the Southerly boundary line of Cedar Lake Sites, Plat Book 11, Pages 38 through 40 of the Public Records of Hernando County, Florida, North 89°57'37" East, 380.09 feet to the Point of Beginning; thence continue North 89°57'37" East, 329.97 feet; thence South 00°36'20" West, 1485.43 feet; thence South 89°34'16" West 330.00 feet; thence North 00°36'20" East, 1487.67 feet to the Point of Beginning.

LESS AND EXCEPT road right-of-way for Powell Road (County Road #572), described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8; thence go North 89°58'34" East, 28.64 feet; thence North 89°57'37" East 380.09 feet; thence South 00°36'20" West, 93.60 feet to the Point of Beginning; thence North 88°08'15" East, 330.26 feet; thence South 00°36'20" West 58.19 feet; thence South 88°08'15" West, 330.26 feet; thence North 00°36'20" East, 58.19 feet to the Point of Beginning.

PARCEL 4:

A portion of Section 8, Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go North 89°58'34" East, 28.64 feet thence along the Southerly boundary line of Weston Park, Plat Book 7, Page 9, and the Southerly boundary line of Cedar Lake Sites, Plat Book 11, Pages 38 through 40 of the Public Records of Hernando County, Florida, North 89°57'37" East, 1040.03 feet to the Point of Beginning; thence continue North 89°57'37" East, 329.97 feet; thence South 00°36'20" West, 1480.95 feet; thence South 89°34'16" West 330.00 feet; thence North 00°36'20" East, 1483.19 feet to the Point of Beginning.

LESS AND EXCEPT road right-of-way for Powell Road (County Road #572), described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8; thence go North 89°58'34" East, 28.64 feet; thence North 89°57'37" East 1040.03 feet; thence South 00°36'20" West, 72.59 feet to the Point of Beginning; thence North 88°08'15" East, 330.26 feet; thence South 00°36'20" West 58.19 feet; thence South 88°08'15" West, 330.26 feet; thence North 00°36'20" East, 58.19 feet to the Point of Beginning.

PARCEL 5:

A portion of Section 8, Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go North 89°58'34" East, 28.64 feet thence along the Southerly boundary line of Weston Park, Plat Book 7, Page 9, and the Southerly boundary line of Cedar Lake Sites, Plat Book 11, Pages 38 through 40 of the Public Records of Hernando County, Florida, North 89°57'37" East, 1370.00 feet to the Point of Beginning; thence continue North 89°57'37" East, 329.97 feet; thence South 00°36'20" West, 1478.70 feet; thence South 89°34'16" West 330.00 feet; thence North 00°36'20" East, 1480.95 feet to the Point of Beginning.

LESS AND EXCEPT road right-of-way for Powell Road (County Road #572), described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8; thence go North 89°58'34" East, 28.64 feet; thence North 89°57'37" East 1370.00 feet; thence South 00°36'20" West, 62.08 feet to the Point of Beginning; thence North 88°08'15" East, 330.25 feet; thence South 00°36'20" West 58.19 feet; thence South 88°08'15" West, 330.25 feet; thence North 00°36'20" East, 58.19 feet to the Point of Beginning.

PARCEL 6:

A portion of Section 8, Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go North 89°58'34" East, 28.64 feet thence along the Southerly boundary line of Weston Park, Plat Book 7, Page 9, and the Southerly boundary line of Cedar Lake Sites, Plat Book 11, Pages 38 through 40 of the Public Records of Hernando County, Florida, North 89°57'37" East, 1699.97 feet to the Point of Beginning; thence continue North 89°57'37" East, 299.74 feet; thence South 00°36'20" West, 1964.61 feet; thence South 84°36'43" West 301.37 feet; thence North 00°36'20" East, 1992.70 feet to the Point of Beginning.

LESS AND EXCEPT road right-of-way for Powell Road (County Road #572), described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8; thence go North 89°58'34" East, 28.64 feet; thence North 89°57'37" East 1699.97 feet; thence South 00°36'20" West, 51.57 feet to the Point of Beginning; thence North 88°08'15" East, 300.00 feet; thence South 00°36'20" West 58.19 feet; thence South 88°08'15" West, 300.00 feet; thence North 00°36'20" East, 58.19 feet to the Point of Beginning.

ALSO LESS AND EXCEPT any portion of said lands that are described in that certain deed recorded in OR Book 4131, page 220, public records of Hernando County, Florida.

PARCEL 9:

A portion of Section 8 Township 23 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go along the Westerly boundary line of said Section 8, South 00°41'38" West, 164.81 feet; thence North 88°08'15" East, 30.43 feet to the Easterly right-of-way line of Goldsmith Road as it is now established; thence along the Easterly right-of-way line of said Goldsmith Road, South 00°36'20" West, 1326.40 feet to the Point of Beginning; thence leaving said right-of-way line, North 89°34'16" East, 1698.52 feet; thence South 00°36'20" West, 257.00 feet; thence South 89°34'16" West, 1698.52 feet to said right-of-way line; thence along said right-of-way line North 00°36'20" East, 257.00 feet to the Point of Beginning.

PARCEL 10:

A portion of Section 8 township 23 south, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 8, thence go along the Westerly boundary line of said Section 8, South 00°41'38" West, 164.81 feet; thence North 88°08'15" East, 30.43 feet to the Easterly right-of-way line of Goldsmith Road as it is now established; thence along the Easterly right-of-way line of said Goldsmith Road, South 00°36'20" West, 1583.40 feet to the Point of Beginning; thence leaving said right-of-way line, North 89°34'16" East, 1698.52 feet; thence South 00°36'20" West, 257.00 feet; thence South 89°34'16" West, 1698.52 feet to said right-of-way line; thence along said right-of-way line North 00°36'20" East, 257.00 feet to the Point of Beginning.