

This Document Prepared By and Return To:

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QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this ____ day of _____, 2022, by **SUMTER COUNTY, a political subdivision of the State of Florida**, whose post office address is: 7375 Powell Road, Wildwood, FL 34785, hereinafter called the Grantor, to **LONG HAMMOCK RANCH III, LLC, a Florida limited liability company**, whose address is: 948 Walker Road, Wildwood, FL 34785, hereinafter called the Grantee.

(Whenever used herein the term "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, trusts and trustees)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Sumter County, Florida, viz:

LEGAL DESCRIPTION OF A PORTION OF COUNTY ROAD 246 IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FL; 30 FOOT WIDE, BEING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE MEASURED AT RIGHT ANGLES, FOR ABROGATION AND VACATION.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN S.89°53'46"W. ALONG THE NORTH BOUNDARY OF SAID SECTION 17, A DISTANCE OF 277.68 FEET; THENCE DEPARTING SAID NORTH BOUNDARY OF SECTION 17, S.00°31'16"W. A DISTANCE OF 23.51 FEET TO THE CENTERLINE OF A 16 FOOT WIDE PAVED ROAD BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A PORTION OF COUNTY ROAD 246, 30' WIDE RIGHT OF WAY, THENCE FOLLOWING THE CENTERLINE OF THE PAVED ROAD, S.89°46'58"W., 1055.04 FEET; SAID POINT BEING THE POINT OF TERMINUS OF THE CENTERLINE OF THIS PORTION OF THE 30' RIGHT OF WAY FOR COUNTY ROAD 246 SUMTER COUNTY.

TOGETHER WITH:

ANY PART OF THE NORTH 30 FEET OF THE WEST 1055 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

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

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SUMTER COUNTY, a political subdivision of the State of Florida

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

By: _____
Craig A. Estep, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by Craig A. Estep, Chairman of the Board of County Commissioners of SUMTER COUNTY, a political subdivision of the State of Florida.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:

___ Personally known OR

___ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____
