

This document prepared by:
David P. Wright
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, TN 37219

After recording return to:
First American Title Insurance Company
511 Union Street, Suite 1600
Nashville, TN 37219
(NCS-1150415-NAS/sdp)

Pinellas County Parcel IDs:
30-28-16-00000-320-0200 and 30-28-16-77977-000-0011

QUITCLAIM DEED

STATE OF FLORIDA)
) KNOW ALL BY THESE PRESENTS
COUNTY OF PINELLAS)

THIS QUITCLAIM DEED is made this 18th day of June, 2023, by JEFFREY L. RHOADS, TRUSTEE U/A DATED SEPTEMBER 12, 1997 FBO JEFFREY L. RHOADS, having an address at P.O. Box 861, Dunedin, Florida 34697, and KATHLEEN A. RHOADS, TRUSTEE U/A DATED SEPTEMBER 12, 1997 FBO KATHLEEN A. RHOADS, having an address at P.O. Box 861, Dunedin, Florida 34697, together the "Grantor", to LARGO MEDICAL CENTER, INC., a Florida corporation, having an address at One Park Plaza, Nashville, Tennessee 37203, the "Grantee":

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand of the said Grantor in and to the following described land in and to the following described real property in Pinellas County, Florida, to-wit (the "Property"):

SEE EXHIBIT A, ATTACHED TO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the Property, 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 the said Grantor, either in law or equity, to the use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has executed this deed under seal on the date aforesaid.

Witnesses:

GRANTOR:

JEFFREY L. RHOADS, TRUSTEE U/A
DATED SEPTEMBER 12, 1997 FBO
JEFFREY L. RHOADS

By: Jeffrey L. Rhoads
Jeffrey L. Rhoads, Trustee

[Signature]
Witness Signature

Carrie J. Graves
Printed Name

[Signature]
Witness Signature

Sherri Hagerman
Printed Name

STATE OF Florida)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of May, 2023, by Jeffrey L. Rhoads, Trustee.

[Signature]
Notary Public
Sherri Hagerman
Printed Name

Personally Known ☐

OR

Produced Identification ☒
Type of Identification Produced: FL DL



Witnesses:

GRANTOR:

KATHLEEN A. RHOADS, TRUSTEE U/A
DATED SEPTEMBER 12, 1997 FBO
JEFFREY L. RHOADS

By: Kathleen A Rhoads
Kathleen A. Rhoads, Trustee

[Signature]
Witness Signature

Carrie J. Graves
Printed Name

[Signature]
Witness Signature

Sherri Hagerman
Printed Name

STATE OF Florida)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of May, 2023, by Kathleen A. Rhoads, Trustee.

[Signature]
Notary Public

Sherri Hagerman
Printed Name

Personally Known ☒

OR

Produced Identification ☒
Type of Identification Produced: FLDL

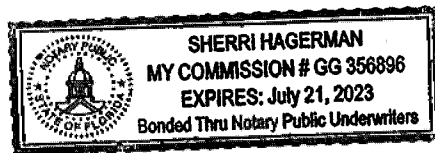


EXHIBIT A TO QUITCLAIM DEED

Legal Description

A PARCEL OF LAND SITUATE IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30 ALSO BEING THE CENTERLINE OF STATE ROAD NO. 580 (ALSO KNOWN AS MAIN STREET) (RIGHT-OF-WAY WIDTH VARIES PER FDOT SECTION 15070-2518), SOUTH 89° 54' 20" EAST, 150.00 FEET; THENCE, DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4 AND SAID CENTERLINE OF STATE ROAD NO. 580, SOUTH 0° 18' 57" EAST, 66.74 FEET, TO A 5/8" IRON ROD AND CAP (PLS 1762) SITUATE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 580, MARKING THE **POINT OF BEGINNING**; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89° 54' 20" EAST, 96.58 FEET, TO A 1/2" IRON ROD AND CAP (PLS 6845); THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 0° 16' 52" EAST, 33.03 FEET, TO A 1/2" IRON ROD AND CAP (PLS 6845); THENCE, NORTH 89° 56' 56" WEST, 67.43 FEET, TO A 1/2" IRON ROD AND CAP (NO IDENTIFICATION); THENCE, SOUTH 0° 16' 11" EAST, 126.41 FEET, TO A 1/2" IRON ROD AND CAP (PLS 6845); THENCE, NORTH 89° 54' 20" WEST, 29.03 FEET, TO A NAIL AND DISK (LB 6605); THENCE, SOUTH 0° 19' 29" EAST, 170.17 FEET, TO A 5/8" IRON ROD AND CAP (PLS 1762); THENCE, NORTH 89° 34' 56" WEST, 94.88 FEET, TO A 5/8" IRON ROD AND CAP (PLS 1762) SITUATE ON THE EAST RIGHT-OF-WAY LINE OF NORTH BELCHER ROAD (100' WIDE RIGHT-OF-WAY PER PLAT BOOK 90, PAGE 40); THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0° 19' 13" WEST, 291.26 FEET, TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, CONTINUE ALONG SAID EAST RIGHT-OF-WAY, NORTH 44° 53' 18" EAST, 53.36 FEET, TO A POINT SITUATE ON THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BELCHER ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 580; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89° 54' 20" EAST, 57.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING ± 0.86 ACRES OR 37,401 SQUARE FEET

SENDER'S DIRECT DIAL:
813-506-5178

SENDER'S E-MAIL:
Clayton.Bricklemyer@hwhlaw.com

September 6, 2024

VIA EMAIL:

Jennifer R. Cowan, Esq.
Bryant Miller Olive, P.A.
400 N. Tampa St., Ste. 1600
Tampa, FL 33602
jcowan@bmlaw.com

Re: Contraction of Parcel in Dunedin

Dear Jennifer:

As you are aware, we represent Largo Medical Center, Inc., the owner of the southwest corner of N Belcher Road and State Road 580 (Parcel Number 30-28-16-000000-320-0200), which is currently within the Dunedin city limits. Pursuant to our previous conversations, this letter formally requests that you begin the process of contracting this parcel from the City in accordance with Section 171.051, Florida Statutes. Our client owns contiguous property to the east of the subject parcel that lies within the City of Clearwater, and this contraction is being requested to allow for the unified development of the overall site. Further, the City of Dunedin has informed us that they are unable or unwilling to service the site with all required facilities, so unified development wholly within the City of Clearwater is the logical outcome. I have attached a survey where Parcel 1 is the relevant parcel. Please do not hesitate to email or call me with any questions.

Yours truly,

HILL WARD HENDERSON



By: K. Clayton Bricklemyer

KCB/ama
Enclosure