



Prepared by:  
Aaron Patrinostro  
LandAmerica Lawyers Title  
14802 N. Dale Mabry Hwy., Suite 100  
Tampa, FL 33618

Doc# 2006069763

Hernando County, Florida

08/25/2006 1:26PM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

08/25/2006

18.50

1,532.38

Deputy Clk

Folio/Parcel ID#: R35-223-18-3707-0150-0010

File/Case No: 0600009612

PHC File No: 06-32693

Return to :

Lawyers Title Insurance Co.

14802 N. Dale Mabry Hwy

Suite 100

Tampa, Florida 33618



(Space Above This Line For Recording Data)

### SPECIAL WARRANTY DEED

This Special Warranty Deed made on 24th day of August, 2006,

Between PULTE HOME CORPORATION whose post office address is: 3810 Northdale Blvd., Ste. 100,  
Tampa, FL 33618, a Corporation existing under the laws of the State of Michigan,

hereinafter called the Grantor, and

Damian Benedict Chin, an unmarried man  
whose mailing address is: 652 Sea Holly Dr, Brooksville, FL 34604

hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and  
other good and valuable consideration, to it in hand paid by the said Grantee, the receipt of which  
is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs, and assigns  
forever, the following described land, situate, lying and being in the County of Hernando, State of  
Florida to wit:

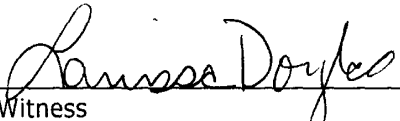
Lot 1, Block 15, Trillium Village "A", according to the plat thereof as recorded in Plat Book 36, Page  
13-23, of the Public Records of Hernando County, Florida


Subject to easements, restrictions and reservations of record, and real property taxes and  
assessments for the year of 2006 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the 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 and does hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming of all persons claiming by, through or under the said Grantor. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as the context requires.)

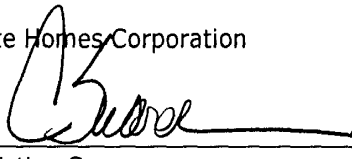
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

  
Witness  
**Larrissa Douglas**

  
Witness  
**JANET PALMER**

Pulte Homes Corporation

By:   
Christine Suarez  
Attorney in Fact, W. Florida Div.  
3810 Northdale Blvd. Ste 100  
Tampa, Florida 33624


State of Florida

County of **HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 24th day of Aug. 2006 by Christine Suarez of Pulte Homes Corp., on behalf of the corporation. She is personally known to me or has produced Driver's License(s) as identification.

  
Notary Public

Expiration Date:

NOTARY PUBLIC-STATE OF FLORIDA  
 Janet Palmer  
Commission # DD383288  
Expires: JAN. 03, 2009  
Bonded Thru Atlantic Bonding Co., Inc.