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THIS INSTRUMENT PREPARED BY:  
Peter M. Brooke, Esq.  
Avatar Properties Inc.  
201 Alhambra Circle, 12<sup>th</sup> Floor  
Coral Gables, FL 33134

Doc# 2007001851  
Hernando County, Florida  
01/08/2007 3:21PM  
KAREN NICOLAI, Clerk  
RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 1,883.90  
01/08/2007 Deputy Clk  
OFFICIAL RECORDS  
BK: 2384 PG: 1611

Property Appraisers Parcel Identification (Folio) Numbers: R09 223 18 3601 0070 0600

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED**, made the 22<sup>nd</sup> day of **December, 2006** by **Avatar Properties Inc., a Florida corporation**, whose post office address is 10323 Cross Creed Boulevard, #D, Tampa, Florida 33647, herein called the grantor, to ~~XXXXXX Frankel and Lori A. Frankel, XXXXX and wife~~ 750 Hickory Lane, Palm Harbor, FL 34683 whose post office address is \_\_\_\_\_, hereinafter called the Grantees:

(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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Hernando County, State of Florida, viz.:

**LOT 60, IN BLOCK 7, OF STERLING HILL, PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 9 THROUGH 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and taxes for the current year and thereafter.**

Covenants, restrictions, reservations, easements, building setback lines and assessments as contained in instrument recorded in O.R. Book 1841, Page 321, of the Public Records of Hernando County, Florida.

Agreement between Sama Corporation and Elviretta Corporation, recorded September 17, 1980 in O.R. Book 468, Page 290, as Modified by Revised Agreement for Sewer and Water Service, recorded October 2, 1989 in O.R. Book 752, Page 131 and Amended by Amendment to Revised Agreement for Sewer and Water Service dated September 5, 1989, recorded March 12, 2002 in O.R. Book 1520, Page 819, all of the Public Records of Hernando County, Florida.

Water Service Agreement between Hernando County Water and Sewer District and Elviretta Corporation, recorded November 3, 1988 in O.R. Book 711, Page 1029 of the Public Records of Hernando County, Florida.

Bulk Water Agreement by and between Hernando County Water and Sewer District and Spring Hill Utilities, Inc. as recorded in O.R. Book 788, Page 809 of the Public Records of Hernando County, Florida.

Contract and Development Order-Holland Springs- Development of Regional Impact, recorded April 28, 1983 in O.R. Book 522, Page 1157; 1989 Amended Development Order recorded in O.R. Book 728, Page 1840; Subsequent Amendments recorded in O.R. Book 808, Page 1753; O.R. Book 808, Page 1764; O.R. Book 900, Page 1764; OR. Book 1051, Page 1632; O.R. Book 1173, Page 1427 and in O.R. Book 1467, Page 1869, all of the Public Records of Hernando County, Florida.

Deed of Easement granted to Hernando County, recorded December 15, 1994 in O.R. Book 996, Page 870 of the Public Records of Hernando County, Florida.

Resolution No. 83-79, recorded August 24, 1983 in O.R. Book 530, Page 1259 of the Public Records of Hernando County, Florida.

Resolution by the Spring Hill Fire and Rescue District, recorded August 24, 1983 in O.R. Book 530, Page 1263 of the Public Records of Hernando County, Florida.

Ordinance No. 89-25, recorded January 31, 1990 in O.R. Book 766, Page 1036 of the Public Records of Hernando County, Florida.

Ordinance No. 90-2, recorded February 12, 1990 in O.R. Book 768, Page 78 of the Public Records of Hernando County, Florida.

Ordinance No. 91-37, recorded December 31, 1991 in O.R. Book 846, Page 1762 of the Public Records of Hernando County, Florida.

Ordinance No. 92-24, recorded January 15, 1993 in O.R. Book 897, Page 20 of the Public Records of Hernando County, Florida.

Deed of Easement granted to Hernando County, recorded November 4, 1994 in O.R. Book 991, Page 1197 of the Public Records of Hernando County, Florida.

Easement Agreement as recorded in O.R. Book 1615, Page 576 of the Public Records of Hernando County, Florida.

Holland Springs DR1 Density Transfer and Development Agreement as recorded in O.R. Book 1615, Page 584 of the Public Records of Hernando County, Florida.

Notice of Establishment of the Sterling Hill Community Development District as recorded in O.R. Book 1651, Page 154 of the Public Records of Hernando County, Florida.

Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments as recorded in O.R. Book 1753, Page 428 of the Public Records of Hernando County, Florida.

Notice of Collection Agreement for Special Assessments as recorded in OR. Book 1753, Page 439 of the Public Records of Hernando County, Florida.

Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to the jurisdiction of the Sterling Hills Community Development District and does hereby assume any and all liability, including, but not limited to, principal and interest, and the imposition of special assessments.

**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 grantees 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 hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in the presence of:

*Diana Andrew*

Witness #1 Signature

*Diana Andrew*

Witness #1 Printed Name

*Maribel Henley*

Witness #2 Signature

MARIBEL HENLEY

Witness #2 Printed Name

AVATAR PROPERTIES INC.,  
a Florida corporation

By:

*Peter M. Brooke*

Peter M. Brooke, Vice President

10323 Cross Creek Blvd., Suite D, Tampa, FL 33647

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13 day of December, 2006 by Peter M. Brooke, Vice President of Avatar Properties Inc., a Florida corporation, on behalf of the corporation. ☐ He/She is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

SEAL

My Commission Expires:

*Maribel Henley*

Notary Signature

MARIBEL HENLEY

Printed Notary Signature

