

Prepared by and Return to:  
Fuentes and Kreischer Title Co.  
1407 West Busch Boulevard  
Tampa, Florida 33612  
Our File Number: 08-1079-H

\$115.000-  
\$805

R

LT1-2-2008054298-1

LT2-2598-1416-1

For official use by Clerk's office only

STATE OF Florida )  
COUNTY OF Hernando )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this September 26, 2008, between TFH Corp., d/b/a Tripp Trademark Homes, a Florida corporation, whose mailing address is: P O Box 2466, Land O Lakes, FL 34639, party of the first part, and Hernando Properties Management, LLC whose mailing address is: 509 Guisando de Avila, Suite 100, Tampa, FL 33613, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 109, Sterling Hill Phase 3 Unit 1, as per plat thereof, recorded in Plat Book 39, Page 34-36, of the Public Records of Hernando County, Florida

Folio #R16 223 18 3605 0000 1090

10/06/2008 12:38PM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

"The property described in this deed is subject to the Grantor's right of repurchase, as more particularly contained in that certain Contract for Sale and Purchase previously executed by and between parties. The Grantee acknowledges that Grantee has granted to the Grantor the right to repurchase the Property in the event the Grantee sells, conveys, or leases the Property within a period of one (1) year from the date of this conveyance. By accepting and recording of this deed by Grantee, Grantee further acknowledges that the Grantor's right to repurchase the Property is an obligation, which shall be deemed covenant running with the land. Grantor's right of repurchase is subordinate to any purchase money first or second mortgage executed by Grantee, and shall automatically terminate and be of no force and effect one (1) year from the date hereof."

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 26, 2008.

Signed, sealed and delivered  
in the presence of:

TFH Corp., d/b/a Tripp Trademark Homes  
P.O. Box 2466 Land O' lakes, FL 34639

Donna S. Jannazzo  
Witness signature

Print witness name  
Donna S. Jannazzo

Witness signature  
Ann M. Zyndorf

Print witness name  
Ann M. Zyndorf

By: H. Douglas Tripp, II  
Print Name: H. Douglas Tripp, II  
Title: President

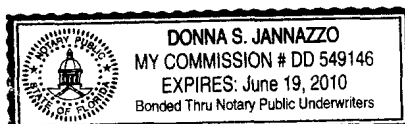
(Corporate Seal)

RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 805.00  
10/06/2008 Deputy Clk

State of Florida  
County of Pasco

THE FOREGOING INSTRUMENT was acknowledged before me this 26th day of September, 2008 by H. Douglas Tripp, II, President of TFH Corp., d/b/a Tripp Trademark Homes who is personally known to me.

Donna S. Jannazzo  
Notary Public  
Print Notary Name  
Donna S. Jannazzo



DEED - Special Warranty Deed - Corporate  
Closers' Choice