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After Recording Return To:
Kate Bailey
Gilbert Garcia Group, P.A.
2005 Pan Am Circle, Suite 110
Tampa, FL 33607

R

This Instrument Prepared by:
Kate Bailey
Gilbert Garcia Group, P.A.
2005 Pan Am Circle, Suite 110
Tampa, FL 33607

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R034232000000100040
File No.: 12060006

WARRANTY DEED

This Warranty Deed, made the 3rd day of August, 2012, by **MDD Investment, LLC, a Florida Limited Liability Company**, hereinafter called the grantor, whose post office address is: 6112 North Florida Avenue, Tampa, FL 33604, to **James A. Childers and Charmaine S. Childers, husband and wife; Jeffrey E. Fife and Nancy C. Fife, husband and wife**, whose post office address is: 9316 Old Gibsonton Drive, Gibsonton, FL 33534, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$430,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO

A copy of the LLC Affidavit is attached hereto as Exhibit "B"

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 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2012, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: EDGAR J. ROSSER

MDD Investment LLC, a Florida limited liability company

[Signature]
By: David B. Fernandez
Title: Managing Member

Witness Signature: [Signature]
Printed Name: JULIE HEARD

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of August, 2012 by David B. Fernandez as Managing Member of MDD Investment, LLC, a Florida Limited Liability Company on behalf of said entity. He/she/they is/are personally known to me or has/have produced FL Driver Lic as identification.

My Commission Expires: [Signature]
Notary Public Signature
Printed Name: _____
Serial Number _____



EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 518.28 FEET, THENCE SOUTH 00°07'40" EAST A DISTANCE OF 308.42 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'40" EAST A DISTANCE OF 167.35 FEET, THENCE SOUTH 86°05'00" EAST A DISTANCE OF 374.98 FEET, THENCE SOUTH 00°31'10" WEST A DISTANCE OF 1,437.49 FEET, THENCE NORTH 89°52'30" WEST A DISTANCE OF 1,685.87 FEET, THENCE NORTH 09°48'20" WEST A DISTANCE OF 437.22 FEET, THENCE NORTH 00°24'10" WEST A DISTANCE OF 299.79 FEET, THENCE SOUTH 89°48'00" WEST A DISTANCE OF 398.29 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 41, THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 813.12 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89°45'40" EAST A DISTANCE OF 684.32 FEET, THENCE NORTH 00°04'20" WEST A DISTANCE OF 85.28 FEET, THENCE NORTH 89°54'00" EAST A DISTANCE OF 1,115.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50.00 FOOT WIDE ROAD EASEMENT LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 50.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00°07'50" EAST, A DISTANCE 25.00 FEET TO THE POINT OF BEGINNING, THENCE GO NORTH 89°52'10" WEST A DISTANCE OF 493.12 FEET, THENCE SOUTH 00°07'40" EAST, A DISTANCE OF 308.52 FEET, THENCE SOUTH 89°54'00" WEST A DISTANCE OF 1,090.05 FEET TO THE POINT OF TERMINUS, ALL OF THE ABOVE LANDS LYING AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 518.28 FEET; THENCE SOUTH 00°07'40" EAST A DISTANCE OF 475.77 FEET, THENCE RUN SOUTH 86°05'00" EAST A DISTANCE OF 374.98 FEET, THENCE RUN SOUTH 00°31'10" WEST A DISTANCE OF 937.48 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°31'10" WEST A DISTANCE OF 500.01 FEET; THENCE RUN NORTH 89°52'30" WEST A DISTANCE OF 1685.87 FEET, THENCE RUN NORTH 09°48'20" WEST A DISTANCE OF 437.22 FEET, THENCE RUN NORTH 00°24'10" WEST A DISTANCE OF 299.79 FEET; THENCE RUN SOUTH 89°48'00" WEST A DISTANCE OF 398.29 FEET TO POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 41; THENCE RUN NORTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100 FEET; THENCE RUN NORTH 89°48'00" EAST A DISTANCE OF 597.94 FEET; THENCE RUN SOUTH 44°55'31" EAST A DISTANCE OF 469.34 FEET; THENCE RUN SOUTH 89°52'30" EAST A DISTANCE OF 1235.88 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 518.28 FEET, THENCE SOUTH 00°07'40" EAST, A DISTANCE OF 475.77 FEET, THENCE RUN SOUTH 86°05'00" EAST A DISTANCE OF 374.98 FEET, THENCE RUN SOUTH 00°31'10" WEST A DISTANCE OF 382.48 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°31'10" WEST A DISTANCE OF 555.00 FEET, THENCE RUN NORTH 89°52'30" WEST A DISTANCE OF 300.00 FEET, THENCE RUN NORTH 00°30'10" EAST, A DISTANCE OF 387.85 FEET; THENCE RUN NORTH 47°36'41" EAST, A DISTANCE OF 214.17 FEET; THENCE RUN NORTH 81°14'20" EAST, A DISTANCE OF 145.14 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 518.28 FEET; THENCE SOUTH 00°07'40" EAST A DISTANCE OF 308.42 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°07'40" EAST A DISTANCE OF 167.35 FEET, THENCE SOUTH 86°05'00" EAST A DISTANCE OF 374.98 FEET, THENCE SOUTH 00°31'10" WEST A DISTANCE OF 382.48 FEET, THENCE SOUTH 81°14'20" WEST A DISTANCE OF 145.14 FEET, THENCE SOUTH 47°36'41" WEST A DISTANCE OF 214.17 FEET, THENCE SOUTH 00°31'10" WEST A DISTANCE OF 387.85 FEET, THENCE NORTH 89°52'30" WEST A DISTANCE OF 935.88 FEET, THENCE NORTH 44°55'31" WEST A DISTANCE OF 469.34 FEET, THENCE SOUTH 89°48'00" WEST, 597.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 41, THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 713.12 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89°

45'40" EAST A DISTANCE OF 684.32 FEET, THENCE NORTH 00°04'20" WEST A DISTANCE OF 85.28 FEET, THENCE NORTH 89°54'00" EAST A DISTANCE OF 1,115.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50.00 FOOT WIDE ROAD EASEMENT LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK D (ALSO KNOWN AS P.C.), OF ROLLING ACRES UNIT 5, AS RECORDED IN PLAT BOOK 7, PAGE 36, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°52'10" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 50.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00°07'50" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE GO NORTH 89°52'10" WEST A DISTANCE OF 493.12 FEET, THENCE SOUTH 00°07'40" EAST A DISTANCE OF 308.52 FEET, THENCE SOUTH 89°54'00" WEST A DISTANCE OF 1,090.05 FEET TO THE POINT OF TERMINUS, ALL OF THE ABOVE LANDS LYING AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

08-09-'12 12:39 FROM- Gilbert Garcia Group 813-443-5089 T-028 P0002/0002 F-319

LIMITED LIABILITY COMPANY AFFIDAVIT

State of Florida
County of Hillsborough

Before me, the undersigned authority, personally appeared David B. Fernandez and Douglas B. Fernandez, who being by me first duly sworn, on oath deposes and says that:

- 1. They are a member/manager of MDD Investment LLC, a Florida limited liability company.
2. Said limited liability company is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved.
3. The following parties are all of the members/managers of said limited liability company: David B. Fernandez, Douglas B. Fernandez
4. David B. Fernandez and Douglas B. Fernandez is authorized by the articles or organization or regulations to execute deeds and mortgages on behalf of the limited liability company, and all necessary consents have been obtained.
5. Neither the limited liability company nor any of the members are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
6. This affidavit is given to induce Stewart Title Guaranty Company and Gilbert Garcia Group, P.A. to issue its title policy insuring the contemplated transaction.
7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.

[Signature]
David B. Fernandez

[Signature]
Douglas B. Fernandez

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day of May 2012 by David B. Fernandez and Douglas B. Fernandez, who is personally known to me or who has produced as identification.

My Commission Expires:
[Betty H. Anglado Signature]

Notary Public
Printed Name: Betty H. Anglado
Official Seal: NOTARY PUBLIC STATE OF FLORIDA, Commission # DD801570, Expires: JULY 08, 2012, BORDO THIRD ATLANTIC BOWLING CO., INC.