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Prepared by and Return to:
Steel City Title, Inc.
Laura R. Taylor
4005 Maronda Way, Ste. 2, Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT14-125
3474,975.00

R-ENV

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this 28th day of March, 2014, between MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION, a corporation existing under laws of the STATE of FLORIDA, whose mailing address is: 13038 U.S. HIGHWAY 41 SOUTH GIBSONTON, FLORIDA 33534, hereinafter called the grantor, to CHRISTOPHER F. FRYER, A MARRIED MAN, whose mailing address is: 11394 LIBBY ROAD, SPRING HILL, FLORIDA 34609, hereinafter called the grantee:

(Whenever used herein the term "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 NO/100 DOLLARS (\$10.00) 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, Florida, viz:

Lot 13, Block 1005, Spring Hill Unit 16, according to map or plat thereof as recorded in Plat Book 9, Pages 18 through 30, inclusive, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R32-323-17-5160-1005-0130

Subject, however, to the taxes for the current year, 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 thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee 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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said 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:

MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION

Karen L. Blanc
Witness signature

By: [Signature]
Print Name: WILLIAM BERRYHILL
Title: VICE PRESIDENT

Karen L. Blanc
Print witness name

Kristinn Green
Witness signature
Kristinn Green
Print witness name

(Corporate Seal)

State of FLORIDA
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of March, 2014 by WILLIAM BERRYHILL, known to me to be the VICE PRESIDENT of MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

Kristinn Green
Print Notary Name

My Commission Expires: 5.13.17

Notary Seal

