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PITTMAN LAW FIRM
PO BOX 519
TALLEVAST, FL 34270

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This instrument prepared by:
Krista Hasselbring
Pittman Law Firm, P.L.
3525 Bonita Beach Rd #107
Bonita Springs, FL 34134

Return to:
Pittman Law Firm, P.L.
7198 21st Street E.
Sarasota, FL 34243

Parcel Identification No. R01 221 17 3400 0161 0180

NOTE TO RECORDING CLERK:

This deed is a conveyance of realty which is unencumbered by a mortgage and a gift for zero consideration. Accordingly, this deed is not subject to documentary stamp tax per Florida Administrative Code Rule 12B-4.014(2)(a).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 9 day of January, 20 15, by **JPMorgan Chase Bank, National Association**, having a post office address at 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter called the "Grantor", to **Building Homes for Heroes, Inc., a non-profit Internal Revenue Code 501(c)(3)**, whose post office address is: 65 Roosevelt Avenue, Suite 105, Valley Stream, NY 11581, hereinafter called the "Grantee".

WITNESSETH: THAT the Grantor, as charitable gift to the Grantee, has granted, bargained and sold to the Grantee and by these presents does grant, bargain and sell to the Grantee, the following described land situate, lying and being in Hernando County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons claiming by, through or under the Grantor, subject to the Permitted Exceptions.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.)

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EXHIBIT A

LEGAL DESCRIPTION

Lot 18, Block 161, Royal Highlands, Unit No. 9, according to the map or plat thereof as recorded in Plat Book 12, Page 16, of the Public Records of Hernando County, Florida.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature in black ink, appearing to be 'C. M. P.', located in the bottom right corner of the page.