

Prepared by:
EPH 2 ASSETS, LLC
8300 N. Mopac Expressway, Suite 200
Austin, Texas 78759

Return to:
MUPR 3 Assets, LLC
Attn: Karen McConnell
8300 N. Mopac Expressway, Suite 200
Austin, Texas 78759

QUITCLAIM DEED

This Quitclaim Deed made on the 4 day of June, 2015 between EPH 2 ASSETS, LLC, whose mailing address is 8300 N. Mopac Expressway, Suite 200, Austin, Texas 78759 (hereinafter called the "First Party") and MUPR 3 Assets, LLC, whose mailing address is 8300 N. Mopac Expressway, Suite 200, Austin, Texas 78759 (hereinafter called the "Second Party").

WITNESSETH, that the First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Second Party forever, all the right, title, interest, claim and demand with the said First Party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of HERNANDO, State of FLORIDA to wit:

LOT 8, BLOCK 1599, SPRING HILL, UNIT 23, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 44 THROUGH 52, INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 5044 DELTONA BLVD., SPRING HILL, FL 34606

Parcel Identification No.: R32-323-17-5230-J599-0080

Subject to covenants, restrictions, easements of record and taxes for the current year.

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said Second Party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 4 day of June, 2015.

EPH 2 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell

Karen McConnell

Its: Closing Supervisor

Signed, sealed and delivered in the presence of:

Adolfo Castro
Witness

Print Name: Adolfo Castro

Melinda Miller
Witness

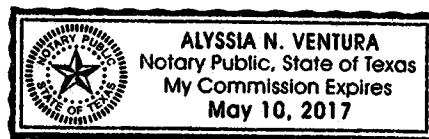
Print Name: Melinda Miller

State of TEXAS)
) ss:
County of TRAVIS)

The foregoing instrument is acknowledged before me on this 4 day of June, 2015 by Karen McConnell, the Closing Supervisor of **Main Street Renewal LLC**, the Authorized Signor for **EPH 2 ASSETS, LLC**, who is personally known to me.

Witness my signature and official seal in the aforesaid state and county.

Alyssia Ventura
Notary Public



My commission expires May 10, 2017

(Affix Notary Stamp or Seal)