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① \$166,070.

Prepared By:

PGP Title of Florida, Inc. dba PGP Title
Attn: Michelle M. Jones
4901 Vineland Road, Suite 500
Orlando, FL 32811

Return To:

PGP Branch Support Center

2728 N. Harwood, 3rd Floor
R-ENV Dallas, TX 75201

File No.: FL-074981

Property Appraiser's Parcel I.D. (folio) No.:
R35 223 18 3713 0250 0280

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this September 2, 2015 by Pulte Home Corporation, a Michigan corporation existing under the laws of Michigan, and having its principal place of business at 3820 Northdale Blvd., Suite 312B, Tampa, FL 33624 (the "Grantor"), and Andrea C. Springer, an unmarried woman having a mailing address of 687 Petal Mist Lane, Brooksville, FL 34604, (the "Grantee"):



(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Hernando, State of Florida, to-wit:

Lot 28, Block 25, TRILLIUM VILLAGE "E" PHASE 2, according to the plat thereof as recorded in Plat Book 41, Page(s) 5 through 8, of the Public Records of Hernando County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and that said land is free of all encumbrances except taxes accruing subsequent to 2014, and any other matters referenced herein; and 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, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

(CORPORATE SEAL)

Pulte Home Corporation, a Michigan corporation

BY: Jose Rosario
Jose Rosario
Closing Coordinator

Grantee Address:
687 Petal Mist Lane
Brooksville, FL 34604

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this September 2, 2015 by Jose Rosario, Closing Coordinator of Pulte Home Corporation, a Michigan corporation, on behalf of the corporation. He/she is personally known to me or produced _____ as identification.

Michelle M. Jones
Notary Public

Printed Name
My Commission Expires:
(SEAL)



Signed, and sealed and delivered in presence of:

Michelle M Jones
Witness Signature

Michelle M Jones
Printed Name of First Witness

Dunne Smith
Witness Signature

Dunne Smith
Printed Name of Second Witness

