

Prepared by and Return to:
CJ National Title, LLC
William D. Poirier Jr.
2023 East 7th Avenue
Tampa, Florida 33605
Our File Number: CJ2016-0071

For official use by Clerk's office only

STATE OF North Carolina)
COUNTY OF Iredell)

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this March 16, 2016, between RRCap-SFR 1, LLC, whose mailing address is: 8015 W. Kenton Circle, Huntersville, North Carolina 28078, party of the first part, and Ryan James Smith and Bryne Keely Smith, whose mailing address is: 15290 Copper Loop, Brooksville, FL 34604, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

Lot 136, of Silver Ridge, according to the map or plat thereof as recorded in Plat Book 36, Pages 1-3, inclusive, Public Records of Hernando County, Florida.

Subject, however, to 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.

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

AND the party of the first part hereby covenants with said party of the second part, 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on March 16, 2016.

Signed, sealed and delivered
in the presence of:

RRCap-SFR 1, LLC

Witness signature

Print witness name

Witness signature

Print witness name

By

Print Name

Title

(Corporate Seal)

State of North Carolina
County of Iredell

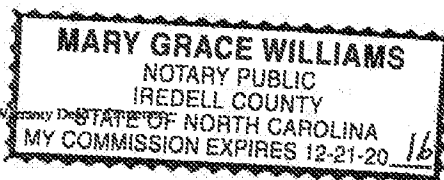
THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of March, 2016 by Alan Scharsu of RRCap-SFR 1, LLC who is personally known to me or who has produced NC Dr. Lic as identification.

Notary Public

Print Notary Name

My Commission Expires: December 21st 2016

Notary Seal



DEED - Special Warranty Deed