

PREPARED BY & RETURN TO:

FUENTES & KREISCHER, P.A.  
1407 W. BUSCH BLVD.  
TAMPA, FL 33612

File No. 2016406

### SPECIAL WARRANTY DEED

THIS INDENTURE made the 28th day of April, 2016, by **LandBuilder, LLC, a Florida limited liability company f/k/a Hunters Lake, LLC, a Florida limited liability company**, hereinafter called the Grantor, whose post office address is 6522 Gunn Hwy, Tampa, FL 33625, to **D.R. Horton, Inc., a Delaware corporation**, whose post office address is 12602 Telecom Dr., Tampa, Florida 33637, hereinafter called the Grantee:

Witnesseth: That the Grantor, for and in consideration of the sum of Ten Dollars, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, their heirs and assigns forever, that certain land situated in Hernando County, Florida, to-wit:

**Lots 32, 33, 34, 35 and 37, Block 3, Lots 1 and 3, Block 4 and Lots 12, 13, 14 and 15, Block 6, Villages at Avalon Phase 2B East, as per plat thereof, recorded in Plat Book 38, Page 30-35, of the Public Records of Hernando County, Florida.**

Parcel ID # R34 223 18 3750 0030 0320, R34 223 18 3750 0030 0330, R34 223 18 3750 0030 0340, R34 223 18 3750 0030 0350, R34 223 18 3750 0030 0370, R34 223 18 3750 0040 0010, R34 223 18 3750 0040 0030, R34 223 18 3750 0060 0120, R34 223 18 3750 0060 0130, R34 223 18 3750 0060 0140, R34 223 18 3750 0060 0150.

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 Grantor does hereby covenant with the 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 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 Grantor, but against none other.

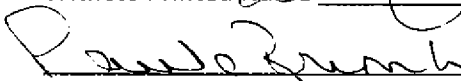
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:



Witness Printed Name \_\_\_\_\_

**Ann M. Zyndorf**



Witness Printed Name \_\_\_\_\_

**Paula Zoumberos**

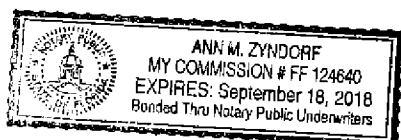
**LandBuilder, LLC, a Florida limited liability company f/k/a  
Hunters Lake, LLC, a Florida limited liability company**

By: **Devon S. Rushnell, President**

(Seal)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27 day of April, 2016, by Devon S. Rushnell, President of LandBuilder, LLC, a Florida limited liability company who is personally known to me or who has produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC

Print: \_\_\_\_\_

**Ann M. Zyndorf**

My Commission Expires: \_\_\_\_\_