

Prepared by and Return to:  
CJ National Title, LLC  
William D. Poirier Jr.  
2023 East 7th Avenue  
Tampa, Florida 33605  
Our File Number: CJ2016-0358

For official use by Clerk's office only

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 30<sup>th</sup> day of JUNE, 2016, between DC Residential Acquisition Company, LLC, whose mailing address is: c/o The Palisades Group LLC, 11755 Wilshire Blvd, Suite 1700, Los Angeles, CA 90025, party of the first part, and RRCap-SFR II LLC, whose mailing address is: 8015 W. Kenton Circle, Huntersville, North Carolina 28078, 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, towit:

Lot 4, Block 1368, SPRING HILL UNIT 20, According To The Plat Thereof As Recorded In Plat Book 9, Pages 65 To 80 Of The Public Records Of Hernando County, Florida.

More commonly known as: 13142 Tara Street, Spring Hill, FL 34609

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 .

Signed, sealed and delivered  
in the presence of:

DC Residential Acquisition Company, LLC

C. Miller  
Witness signature

Andria Werner  
Print witness name

G. H. Rodriguez  
Witness signature

Print witness name

State of \_\_\_\_\_  
County of \_\_\_\_\_

By: Andrija Kostanjevec  
Print Name: Andrija Kostanjevec  
Title: Authorized Signatory

(Corporate Seal)

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ of DC Residential Acquisition Company, LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public

Print Notary Name

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

Notary Seal

See attached Notary Certificate

GS  
6/23/16

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES )

On June 23, 2016 before me, GABRIELLA S LOUGHNOT, Notary Public,  
(insert name and title of the officer)

personally appeared Andrija Kostanjevec  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~<sup>they</sup> executed the same in his/~~her~~<sup>their</sup> authorized capacity(ies), and that by his/~~her~~<sup>their</sup> signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gabriella S. Loughnot (Seal)

