

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lisa Salli

Southern Title & Abstract, Inc.

905 Lee Road Orlando, FL 32810

16-1724

Property Appraisers Parcel Identification (Folio) Number: **R34 122 20 0440 0040 0190**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 28th day of October, 2016 by Florida Superior Properties Economic Community Services, Inc., a Florida non profit corporation and , whose post office address is 815 French Avenue, Sanford, FL 32771 herein called the Grantor, to Spirit Properties LLC, a Virginia limited liability co. whose post office address is 2629 Windwood Drive, Winchester, VA 22601, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in HERNANDO County, State of Florida, viz.:

Lot 19, Block 4, HILL 'N DALE UNIT #2, according to the Plat thereof as recorded in Plat Book 7, Page 5, Public Records of HERNANDO County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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. Subject to restrictions, easements and reservations of record, however this reference shall not operate to reimpose same.

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 hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

Jaimon Perry, President

JAMES EC PERRY

Witness #1 Printed Name

[Handwritten Signature]

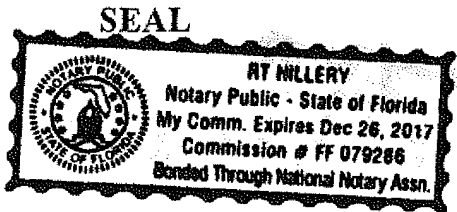
Witness #2 Signature

RT Hillery

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of October, 2016 by Jaimon Perry who is personally known to me or has produced _____ as identification.



[Handwritten Signature]

Notary Public

RT Hillery

Printed Notary Name

My Commission Expires: Dec 26, 2017