

THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:

George Rodriguez
420 Hallcrest Ave
Spring Hill, FL 34608
Reference Number: MCM-625465-REO

Mail Tax Statements To:

George Rodriguez
420 Hallcrest Ave
Spring Hill, FL 34608

Property ID#: R32-323-17-5020-0110-0060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 19th day of JANUARY,
2017, by **WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUAL* BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R**, whose post office address is 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814, hereinafter called Grantor(s), to **GEORGE RODRIGUEZ, A MARRIED MAN**, whose post office address is 420 Hallcrest Ave, Spring Hill, FL 34608, hereinafter called Grantee(s):

** Individually*
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.

WITNESSETH: That the Grantors, for and in consideration of the sum of **\$43,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described lot, piece or parcel of land, situate, lying and being in Hernando County, State of Florida, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 7180 Springhill Drive, Spring Hill, FL 34606

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUAL BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R ²⁴

By [Signature]

Print Name: _____

Title: _____

Wilmington Savings Fund Society, FSB, DBA Christiana Trust
Not Individually but as Trustee for Ventures Trust 2013-I-H-R
By: MCM Capital Partners, LLLP, Trustee
By: Michael Nicolini, its Vice President

Signed, sealed and delivered in our presence:

WITNESSES:

[Signature]

WITNESS #1 SIGNATURE

WITNESS #1 PRINTED NAME: Meghana Munnabun

[Signature]

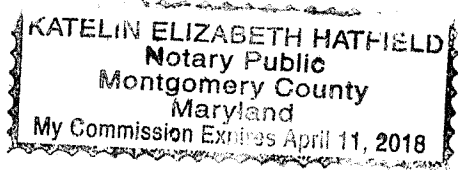
WITNESS #2 SIGNATURE

WITNESS #2 PRINTED NAME: Dorothy O'Neil

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before this 11 day of January, 2016 by Michael Nicolini as Vice President (Title of Officer) on behalf of WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUAL BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R, a Statutory Trust. He/she/they is/are personally known to me or has produced _____ as identification.

[Signature] (SEAL)
Notary Public
State of Maryland
My Commission Expires: 4/11/18



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, CITY OF SPRING HILL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 110, SPRING HILL, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 65-79, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL ID #R32-323-17-5020-0110-0060

THIS BEING THE SAME PROPERTY CONVEYED TO WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUAL BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R FROM DON BARBEE JR., AS CLERK OF THE COURT IN A DEED DATED OCTOBER 24, 2016 AND RECORDED OCTOBER 25, 2016 IN BOOK 3407 PAGE 978.