

Prepared by:  
Hillsborough Title, Inc.  
Justin Winant  
3410 Henderson Blvd., #100  
Tampa, FL 33609  
incidental to the issuance of a title insurance policy  
File No.: ST117-35022

### GENERAL WARRANTY DEED

Made this May 30, 2017, A.D. by RRCAP-SFR II, L.L.C, whose address is: 8015 W. Kenton Circle, Suite 100, Huntersville, NC 28078 hereinafter called the grantor, to Ann B. Baker, an unmarried woman, whose post office address is: 7696 St. Andrews Blvd., Weeki Wachee, FL 34613, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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, Florida, viz:

Unit No. 7696-D, Building No. 3 of Fairway at the Heather Condominium No. 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 542, Page 525, and all exhibits and amendments thereof, Public Records of Hernando County, Florida; together with an undivided share in common elements appurtenant thereto.

Parcel ID No.: R26 222 17 9010 0003 00D0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 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; that the grantor hereby fully 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, 2016

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Ryan Bradley

Witness Printed Name: Ryan Bradley

Shannon Taylor

Witness Printed Name: Shannon Taylor

RRCAP-SFR II, LLC, a North Carolina limited liability company

BY: Alan G. Scharsu  
Alan G. Scharsu  
Authorized Signatory

Address:  
8015 W. Kenton Circle, Suite 100  
Huntersville, NC 28078

State of North Carolina  
County of Hicklenburg

The foregoing instrument was acknowledged before me this 20 of May, 2017, by Alan G. Scharsu as Authorized Signatory of RRCAP-SFR II, LLC, a North Carolina limited liability company, who is/are personally known to me or who has produced a valid driver's license as identification.

Angela C. Buentipo  
Notary Public

My Commission Expires: 4/1/19

(SEAL)

