

PREPARED BY & RETURN TO:

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

File No. 2017987

SP = 30,000 -

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OK

SPECIAL WARRANTY DEED

9th November

THIS INDENTURE made the 9th day of ~~October~~, 2017, 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 IH Central Florida, LLC, a Florida limited liability company, whose post office address is 6522 Gunn Hwy, Tampa, Florida 33625, 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:

Lot 152, Cascades at Southern Hills Plantation Phase One Replat, as per plat thereof, recorded in Plat Book 39, Page 1-9, of the Public Records of Hernando County, Florida

Parcel ID # R09 223 19 1578 0000 1520

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.

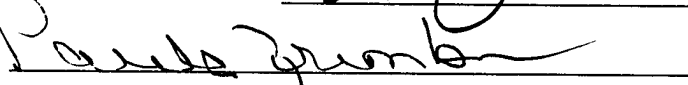
TO HAVE AND TO HOLD the same in fee simple forever.

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

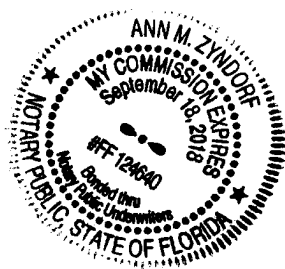

Witness Printed Name Paula Zoumberos

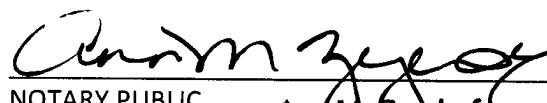
LandBuilder, LLC, a Florida limited liability company f/k/a
Hunters Lake, LLC, a Florida limited liability company

 (Seal)
By: Devon S. Rushnell, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of Nov., 2017, 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 Ann M. Zyndorf
Print: _____