

File: 18062620-Z

Please return after recording to:

BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108

Tax ID: R32 323 17 5260 1772 0090

Mail tax statement to:

FIREBIRD SFE I, LLC, 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

This Instrument Prepared By:

Jarrold Turner, Esquire*

WARRANTY DEED

This Warranty Deed is made by and between Alina Moser, a single woman, whose address is 777 N. ASHLEY DR. UNIT# 1113 TAMPA, FL. 33602, ("Grantor(s)"), and FIREBIRD SFE I, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee(s)").

Grantor, in consideration of the sum of \$135,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has hereby granted, bargained and sold to Grantee(s) the following described real property in Hernando County, Florida:

LOT 9, BLOCK 1772, SPRING HILL UNIT 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 77 THROUGH 85, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Being the same property conveyed to Grantor(s) by instrument recorded on 12/28/2017 at Or Book 3538, Page 1291 in the records of Hernando County, Florida.

Commonly known as: 8275 Neda St., Spring Hill, FL 34606. This address is provided for informational purposes only. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee(s) that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against all lawful claims.

TO HAVE AND TO HOLD the above the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the Grantee(s), Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor(s) does hereby bind Grantor(s), Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Premises to the Grantee(s), Grantee(s)'s heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming.

Dated: 28 day of Feb 2018

[Signature Page Follows]

File Number 18062620-Z

GRANTOR(S):

Alina Moser
Alina Moser

N D Arcese
Witness N D Arcese

Whitney Forrester
Witness Whitney Forrester

ACKNOWLEDGMENT

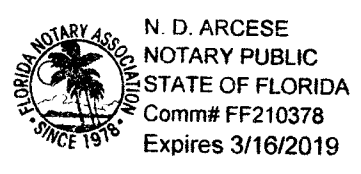
STATE OF FL)
COUNTY OF Charlotte)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alina Moser and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of Feb, 2018

N D Arcese
Notary Public

My Commission Expires: 3-16-19



After recording, please return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
(412) 275-3720

Prepared without benefit of title review. The preparer has not had any contact with the parties, and did not provide legal advice to either party. BCHH, Inc. ordered this deed and provided the information used to prepare the deed, and as such is solely responsible for any errors or inaccuracies on the deed. The legal description, address, and prior deed information is taken from the title commitment provided by BCHH. The party names are provided by BCHH and the drafter used no discretion and provided no legal advice in drafting the deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. For any questions regarding this deed, please contact: BCHH, Inc. at (412) 275-3720, 181 Montour Run Road, Coraopolis, PA 15108.