

Prepared by and return to:  
Fuentes & Kreischer, P.A.  
1407 W. Busch Blvd.  
Tampa, FL 33612  
2018268

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this May 04, 2018, by **IH Central Florida, LLC., a Florida limited liability company**, whose post office address is: 6522 Gunn Highway, Tampa, Florida 33625, ("Grantor"), to **KeAndre V. Williams**, whose post office address is: 617 Old Windsor Way, Spring Hill, Florida 34609, ("Grantee").

### **WITNESSETH:**

That Grantor for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto Grantee all that certain land situate in Hernando County, Florida, more particular described as follows:

**Lot 13, Block 7, Villages at Avalon Phase 3B-1, as per plat thereof, recorded in Plat Book 42, Page 15-19, of the Public Records of Hernando County, Florida**

**Parcel ID #: R34 423 18 3755 0070 0130**

**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** Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Land in Fee simple; that Grantor has good right and lawful authority to sell and convey the Land; that Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons arising by, under or through Grantor and none other; and that the land is free of all encumbrances, except current real property taxes, and covenants, restrictions and easements of record, including those set forth on Exhibit "A" hereof.

**Provided, however**, that the Land is subject to certain options and rights of re-purchase in favor of the Grantor in the event the Grantee enters into a contract for sale or conveys the Land within two(2) years from the date hereof. Reference is hereby made to such rights as contained in the unrecorded contract for purchase between Grantor and Grantee. By acceptance and recording of this deed by Grantee, Grantee acknowledges that the Grantee's obligations under the contract are covenants binding upon the Land, and are secured thereby. Grantor acknowledges that its options and rights are (i) subordinate to any purchase money or second mortgage financing, and (ii) are void and of no force and effect if grantee shall take actual possession of the Land and shall file with the county in which the

Land is located prior to such sale or the entry into a contract for sale, a bona fide application for homestead tax exemption with respect to the Land.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**IH Central Florida, LLC.,**  
a Florida limited liability company

*Sara K. Flint*

By: Sara K. Flint, President

*Gilbert C. Kreischer Jr.*  
Print Name: Gilbert C. Kreischer Jr.

*Ann M. Zyndorf*  
Print Name: Ann M. Zyndorf

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of May, 2018, by Sara K. Flint as President of IH Central Florida, LLC., who is personally known to me or has produced a driver's license as identification.



*Ann M. Zyndorf*  
Printed Name Ann M. Zyndorf  
Notary Public  
Commission Expiration date: \_\_\_\_\_

**EXHIBIT "A"**

1. All assessments and taxes for the year of closing and all subsequent years, which are not yet due and payable.

2. Exceptions noted on title as follows:

Taxes for the year 2018 and all subsequent years, not yet due and payable. Said taxes shall become due and payable November 1, 2018 Folio #R34 423 18 3755 0070 0130.

Easements, restrictions, common areas, and or other matters as shown on plat of VILLAGES AT AVALON PHASE 3B-1, as recorded in Plat Book 42, Pages 15 through 19, of the Public Records of Hernando County, Florida.

Ten foot street frontage utility easement as shown on plat of VILLAGES AT AVALON PHASE 3B-1, as recorded in Plat Book 42, Pages 15 through 19, of the Public Records of Hernando County, Florida.

Wetlands/Conservation Areas and Setback lines as shown on plat of VILLAGES AT AVALON PHASE 3B-1, as recorded in Plat Book 42, Pages 15 through 19, of the Public Records of Hernando County, Florida.

Subject to Agreement by and between Avalon Development, LLC and Hernando County, a subdivision of the State of Florida, recorded in Official Records Book 1821, Page 1285, of the Public Records of Hernando County, Florida.

The Villages of Avalon Water and Sewer Service Agreement by and between the Hernando County Water and Sewer District, a body corporate and politic and Avalon Development, LLC, a Florida limited liability company as set forth in Official Records Book 1956, Page 1498, of the Public Records of Hernando County, Florida.

Declaration of Covenants, Conditions, Restrictions, Easements and Assessments as set forth in Official Records Book 2084, Page 1236; amended in Official Records Book 2084, Page 1337; Official Records Book 2145, Page 268 and Official Records Book 2511, Page 599; Assignment of Developers Rights as set forth in Official Records Book 3104, Page 783; Designation of Builder under the Declaration as set forth in Official Records Book 3111, Page 28; Supplemental Restrictions recorded in Official Records Book 3497, Page 1825; Restrictions Amended in Official Records Book 3515, Page 533, all of the Public Records of Hernando County, Florida.

Consent and Joinder of Declaration of Covenants and Restrictions for Avalon Village as set forth in Official Records Book 3497, Page 1827, of the Public Records of Hernando County, Florida.

Record Notice of Environment Resource Permit as set forth in Official Records Book 3454, Page 578, of the Public Records of Hernando County, Florida.