

Please return after recording to:

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

Tax ID: See Schedule "A"

Mail tax statement to:

RH Partners OwnerCo, LLC

5001 Plaza on the Lake, Suite 200, Austin, TX 78746

This Instrument Prepared By:

Jarrold Turner, Esquire*

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by and between EPH 2 ASSETS, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor"), and RH Partners OwnerCo, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee")

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has hereby granted, bargained and sold to Grantee the following described real property:

All the certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Hernando County, Florida, and described in Schedule "A" attached hereto and incorporated by reference herein (collectively, the "Property").

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in Schedule "B" attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee 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 the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

THE FOREGOING IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

[Signature Page Follows]

Schedule "A"
Legal Descriptions

TRACT 1:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Hernando and State of Florida, and being more particularly described as follows, to-wit:

Lot 10 in Block 1330 of SPRING HILL, UNIT 20, according to the map or plat thereof, as recorded in Plat Book 9, Pages 65-80, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS:	12456 Hanley Dr, Spring Hill, FL 34608
PARCEL ID:	R32-323-17-5200-1330-0100
TITLE FILE NO:	GEM7-Z1

Schedule "B"
Permitted Exceptions

AS TO TRACT 1 (12456 HANLEY DR, SPRING HILL, FL 34608) ONLY:

1. All matters as referenced on the map(s)/plat(s) recorded in Plat Book 9, Pages 65-80, Hernando County, Florida Records.
2. Covenant(s), Condition(s) and/or Restriction(s) as set forth in instrument(s) recorded in Book 162, Page 627; Book 610, Page 714.
3. Easement(s) as set forth in instrument(s) recorded in Book 673, Page 373; Book 725, Page 810; Book 885, Page 1882; Book 999, Page 1718.
4. Agreement(s) as set forth in instrument(s) recorded in Book 136, Page 373; Book 136, Page 387.
5. Resolution(s) as set forth in instrument(s) recorded in Book 985, Page 106; Book 985, Page 111; Book 985, Page 114; Book 985, Page 119; Book 2772, Page 1945.
6. Ordinance(s) as set forth in instrument(s) recorded in Book 1080, Page 1514.