

\$737,965.07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:

BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
P: 412-465-3549

MAIL TAX STATEMENTS TO:

BAF ASSETS, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

R-ENV

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 18th day of June, 2020, is made and entered into by and between **US SFE ASSET COMPANY 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **BAF ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Hernando, in the State of Florida, to-wit:

[See attached Schedule "A" - Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

EXECUTED by the undersigned this 4th day of June, 2020.

GRANTOR:

US SFE ASSET COMPANY 3, LLC

By: **Main Street Renewal LLC**

Its: **Authorized Signor**

By: 

Alyson Cimino

Its: **Closing Supervisor**

SIGNED, SEALED AND DELIVERED in the presence of:


Witness Signature

Jingzhe Hu

Print Name


Witness Signature

Sigi Li

Print Name

STATE OF TEXAS


COUNTY OF TRAVIS

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ss.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 4th day of June, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor for US SFE ASSET COMPANY 3, LLC, on behalf of the company.


(Signature of Notary Public)

Andrew Cimino

(Print Name of Notary Public)

NOTARY PUBLIC in and for the
State and County aforesaid.

01/06/2021

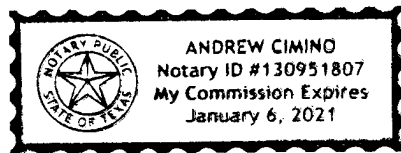
My Commission Expires

130951807

Commission No.

Online Notary: ☐

(Check Box if Acknowledgment
Done by Online Notarization)



Official/Notarial Seal

Schedule "A"
Legal Description(s)

TRACT 1:

Lot 28 in Block 798 of SPRING HILL, UNIT 13, according to the map or plat thereof, as recorded in Plat Book 8, Pages 84 through 100, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 14006 Amero Ln, Spring Hill, FL 34609
PARCEL ID: R3232317513007980280
TITLE FILE NO: AMSR2-FL-0254

TRACT 2:

Lot 8 in Block 1599 of SPRING HILL, UNIT 23, according to the map or plat thereof, as recorded in Plat Book 10, Pages 44 through 52, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 5044 Deltona Blvd, Spring Hill, FL 34606
PARCEL ID: R3232317523015990080
TITLE FILE NO: AMSR2-FL-0256

TRACT 3:

Lot 26 in Block 335 of SPRING HILL, UNIT 7, according to the map or plat thereof, as recorded in Plat Book 8, Pages 11 through 24, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 8409 Chatsworth St, Spring Hill, FL 34608
PARCEL ID: R3232317507003350260
TITLE FILE NO: AMSR2-FL-0260

TRACT 4:

Lot 8 in Block 1516 of SPRING HILL, UNIT 22, according to the map or plat thereof, as recorded in Plat Book 10, Pages 31 through 43, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 9637 Langan St, Spring Hill, FL 34606
PARCEL ID: R3232317522015160080
TITLE FILE NO: AMSR2-FL-0263

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (14006 AMERO LN, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 84-100, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 134, Page 81 and Book 1119, Page 817, of the Public Records of Hernando County, Florida.

AS TO TRACT 2 (5044 DELTONA BLVD, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Page 44 through 52, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 183, Page 18 as amended at Book 194, Page 724 and Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 136, Page 373 and Book 136, Page 387, of the Public Records of Hernando County, Florida.
- (4) Easement(s) as set forth in instrument(s) recorded at Book 673, Page 373; Book 757, Page 810; and Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (6) Resolution(s) as set forth in instrument(s) recorded at Book 2772, Page 1945, of the Public Records of Hernando County, Florida.

AS TO TRACT 3 (8409 CHATSWORTH ST, SPRING HILL, FL 34608) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Page 44 through 52, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 183, Page 18; Book 194, Page 724; and Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 136, Page 373 and Book 136, Page 387, of the Public Records of Hernando County, Florida.
- (4) Easement(s) as set forth in instrument(s) recorded at Book 673, Page 373; Book 757, Page 810; and Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (6) Resolution(s) as set forth in instrument(s) recorded at Book 2772, Page 1945, of the Public Records of Hernando County, Florida.

Schedule "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 4 (9637 LANGAN ST, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Pages 31-43, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 307, Page 201, of the Public Records of Hernando County, Florida.