
SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Brad Cianni
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 22nd day of June, 2023, is made and entered into by and between **ARVM 5, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("**Grantor**"), and **BTR Scattered Site Owner 2, L.L.C.**, 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 EXHIBIT "A"

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 Exhibit "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 17th day of June, 2023.

SIGNED, SEALED AND DELIVERED in the presence of:



Witness

Print Name: Monika Eckert



Witness

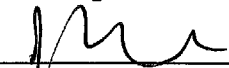
Print Name: David Johnson

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS

§

§

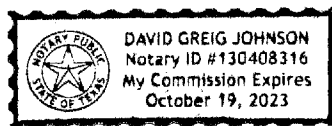
COUNTY OF TRAVIS

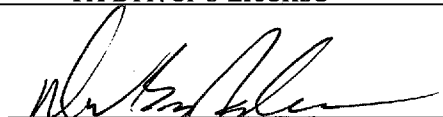
§

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 17th day of June, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer for ARVM 5, LLC, on behalf of the company.

☐ Personally Known, or ☒ Identification Produced (TX Driver's License)

SEAL:





Notary Public

Commission Expires: 10/19/2023

☐ Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 6, Block 185, Spring Hill Unit 4, according to the plat thereof as recorded in Plat Book 7, Page 87 through 95, inclusive, of the public records of Hernando County, Florida.

COMMONLY KNOWN AS: 7312 Landmark Dr, Spring Hill, FL 34606
PARCEL ID: R32-323-17-5040-0185-0060
TITLE FILE NO: 8945488-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (7312 LANDMARK DR, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, Page 87 through 95, of the Public Records of Hernando County, Florida.
- (2) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 673, Page 373; Book 757, Page 810; Book 885, Page 1882; Book 673, Page 373, 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, Public Records of Hernando County, Florida.
- (4) Ordinance(s) recorded at Book 816, Page 1609; Book 838, Page 1860, of the Public Records of Hernando County, Florida.
- (5) Resolution(s) recorded at Book 932, Page 547; Book 932, Page 553; Book 985, Page 114; Book 985, Page 119 and Book 2772, Page 1945, of the Public Records of Hernando County, Florida.