

This instrument prepared by and  
after recording return to:  
Fuentes and Kreischer, P.A.  
1407 W. Busch Blvd.  
Tampa, Fl 33612

File #2023352

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of the 11 day of August, 2023, by **LandBuilder LLC**, a Florida limited liability company (the "**Grantor**"), whose mailing address is 6522 Gunn Hwy, Tampa, Fl 33625, to **M/I Homes of Tampa, LLC**, a Florida limited liability company (the "**Grantee**"), whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634.

#### W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Hernando County, Florida being more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

TOGETHER WITH, (i) all tenements, hereditaments, appurtenances, and other rights thereto belonging or in anywise appertaining; (ii) all of Grantor's right, title and interest in and to all air, surface, mineral and subsurface rights, easements and rights of way and ingress and egress rights; (iii) all right, title and interest of Grantor in and to any public road with every privilege, right, title, interest and estate reversion and remainder thereto belonging or in anywise thereto appertaining; and (iv) all improvements thereon (collectively with the land described in Exhibit "A", the "**Property**").

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor represents that the Property is neither the homestead nor residence of Grantor.

AND Grantor hereby covenants with Grantee that the Property is free and clear of all liens and encumbrances except taxes for 2023 and subsequent years restrictions, reservations, covenants, easements and other matters listed on **Exhibit "B"** attached hereto, and matters revealed by a survey or inspection of the Property; that Grantor is lawfully seized of the Property



Exhibit "A"

Lots 52, 81, 90, 91, 92, 93, 94, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128 and 129 Avalon West Phase 1, as per plat thereof, recorded in Plat Book 45, Page 7 through 10, of the Public Records of Hernando County, Florida

## Exhibit "B"

1. Easements, restrictions, common areas, and or other matters as shown on plat of AVALON WEST PHASE 1, as recorded in Plat Book 45, Pages 7 through 10, of the Public Records of Hernando County, Florida.
2. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Deed Book 88, Page 400 and Deed Book 94, Page 223, Notice of Claim recorded in Official Records Book 375, Page 118 of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to Lots 1 through 119.
3. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Deed Book 94, Page 156, of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to Lots 1 through 119.
4. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Deed Book 94, Page 377, of the Public Records of Hernando County, Florida. Together with that oil, gas and mineral lease recorded in Deed Book 83, Page 435, of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to Lots 1 through 119.
5. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Official Records Book 20, Page 239; Notice of Claim as recorded in Official Records Book 375, Page 124; of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to all Lots.
6. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that instrument recorded in Official Records Book 347, Page 158; Notice of Claim recorded in Official Records Book 363, Page 27, of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to all Lots.
7. Restrictions or reservations affecting rights of oil, gas or any other minerals, lying upon or beneath the lands insured hereby, pursuant to that Notice of Conveyances of Oil, Gas and Other Interest recorded in Official Records Book 101, Page 576; Official Records Book 888, Page 1204; and Official Records Book 3255, Page 1130 a, all of the Public Records of Hernando County, Florida. The right of entry and exploration contained in the reservation has been extinguished pursuant to Florida Statutes 712.04, as to all Lots.
8. Restrictive covenants, conditions, easements and assessments as set forth in Official Records Book 2084, Page 1236; Amended and/or Supplemented in Official Records Book 2084, Page 1337; Official Records Book 2145, Page 268; Official Records Book 3447, Page 842; Official Records Book 3497, Page 1825; Official Records Book 3515, Page 533; Official Records Book 3603, Page 1250; Official Records Book 3732, Page 1530; Official Records Book 3792, Page 459;

Official Records Book 3792, Page 473; Official Records Book 3837, Page 1950; Official Records Book 3865, Page 1364; Official Records Book 3975, Page 1341; Official Records Book 4085, Page 331; Supplemental Community Declaration recorded in Official Records Book 4213, Page 1340; further Amended in Official Records Book 4222, Page 114, all of the Public Records of Hernando County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)