

Prepared by:
Serenity Title, LLC
102 South Westland Avenue
Tampa, FL 33606

After Recording Return To:
Delila Carol Sanyi and David Jay Sanyi
158 Hillshire Place
Spring Hill, FL 34609

File Number: 2024-1917
Parcel ID: R33-223-18-1385-0000-0960

Special Warranty Deed

This SPECIAL WARRANTY DEED dated October 3, 2024, by **IH Central Florida, LLC, a Florida Limited Liability Company, of 6522 Gunn Highway, Tampa, FL 33625, ("the Grantor")** to **Delila Carol Sanyi and David Jay Sanyi, wife and husband, of 21471 Timber Oak Ct, Strongsville, OH 44149, ("the Grantee")**:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, the successors and assigns of the corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 96, Avalon West, Phase 1, according to the map or plat thereof, as recorded in Plat Book 45,
Page(s) 7 through 10, inclusive, of the Public Records of Hernando County, Florida.

More commonly known as: 158 Hillshire Place, Spring Hill, FL 34609

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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons arising by, under or through Grantor and none other; and that said land is free of all encumbrances, except current real property taxes, and any and all covenants, restrictions, and easement of record, including, those set forth in 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 the Grantor and the 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 the 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, the said Grantor has signed and sealed these presents the day and year first above written.

IH Central Florida, LLC, a Florida Limited Liability Company

By: Sara K. Flint
Sara K. Flint, President

Becky Murray
WITNESS
PRINT NAME: Becky Murray
4522 Gunn Hwy
Tampa, FL 33625
MAILING ADDRESS

Sabrina Grooms
WITNESS
PRINT NAME: Sabrina Grooms
4522 Gunn Hwy
Tampa, FL 33625
MAILING ADDRESS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

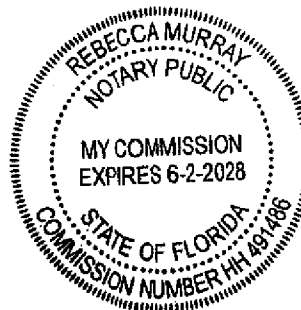
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 1 day of October, 2024 by Sara K. Flint, President of IH Central Florida, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Rebecca Murray

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____



WARRANTY DEED

Exhibit "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRYSTAL LAKE HEIGHTS, as recorded in Plat Book 8, Page(s) 17, 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).

11. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
12. Note: All of the recording information contained herein refers to the Public Records of SEMINOLE County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.