

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

File #2025109

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

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of the 13 day of March, 2025, 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 4211 West Boy Scout Blvd., Suite 300, Tampa, Florida 33607.

### WITNESSETH:

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 2025 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

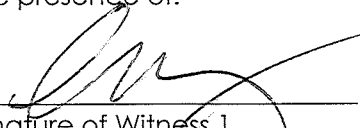


in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

**LandBuilder, LLC,**  
a Florida limited liability company

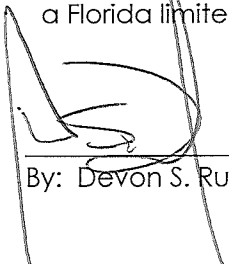
  
\_\_\_\_\_  
Signature of Witness 1

**Ann M. Zyndorf**

\_\_\_\_\_  
Print name of Witness 1

**1407 W. Busch Blvd., Tampa, Fl 33612**

\_\_\_\_\_  
Print address of Witness 1

  
\_\_\_\_\_  
By: Devon S. Rushnell, President

  
\_\_\_\_\_  
Signature of Witness 2

**Ann Hobson**

\_\_\_\_\_  
Print name of Witness 2

**1407 W. Busch Blvd., Tampa, Fl 33612**

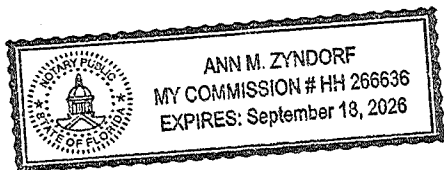
\_\_\_\_\_  
Print address of Witness 2

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_ online notarization, this 13 day of March, 2025, by Devon S. Rushnell, President of LandBuilder, LLC, a Florida limited liability company who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Official Notarial Seal]



  
\_\_\_\_\_  
Notary Public

**Ann M. Zyndorf**

\_\_\_\_\_  
(Print or type name)

Commission No.: \_\_\_\_\_

My Commission Expires:

X

Exhibit "A"

Lots 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 154, 155, 156, 157, 162, 163, 164, 165, 170, 171, 172, 181, 182, 183, 184, 189, 190, 191, 192, 197 and 198, AVALON WEST PHASE 2, according to the map or plat thereof as recorded in Plat Book 47, Pages 16 through 19, of the Public Records of Hernando County, Florida.

Parcel #'s: R33-223-18-1386-0000-1300, R33-223-18-1386-0000-1310, R33-223-18-1386-0000-1320,  
R33-223-18-1386-0000-1330, R33-223-18-1386-0000-1340, R33-223-18-1386-0000-1350,  
R33-223-18-1386-0000-1360, R33-223-18-1386-0000-1370, R33-223-18-1386-0000-1380,  
R33-223-18-1386-0000-1390, R33-223-18-1386-0000-1400, R33-223-18-1386-0000-1410,  
R33-223-18-1386-0000-1420, R33-223-18-1386-0000-1430, R33-223-18-1386-0000-1440,  
R33-223-18-1386-0000-1450, R33-223-18-1386-0000-1460, R33-223-18-1386-0000-1470,  
R33-223-18-1386-0000-1480, R33-223-18-1386-0000-1490, R33-223-18-1386-0000-1540,  
R33-223-18-1386-0000-1550, R33-223-18-1386-0000-1560, R33-223-18-1386-0000-1570,  
R33-223-18-1386-0000-1620, R33-223-18-1386-0000-1630, R33-223-18-1386-0000-1640,  
R33-223-18-1386-0000-1650, R33-223-18-1386-0000-1700, R33-223-18-1386-0000-1710,  
R33-223-18-1386-0000-1720, R33-223-18-1386-0000-1810, R33-223-18-1386-0000-1820,  
R33-223-18-1386-0000-1830, R33-223-18-1386-0000-1840, R33-223-18-1386-0000-1890,  
R33-223-18-1386-0000-1900, R33-223-18-1386-0000-1910, R33-223-18-1386-0000-1920,  
R33-223-18-1386-0000-1970, R33-223-18-1386-0000-1980



## Exhibit "B"

1. Easements, restrictions, common areas, and or other matters as shown on plat of AVALON WEST PHASE 2, according to the map or plat thereof as recorded in Plat Book 47, Pages 16 through 19, 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 1118 of the Public Records of Hernando County, Florida. The right of entry and exploration contained in such restrictions or reservations included in such instrument have been extinguished pursuant to Florida Statute 712.04. (as to Lots 133 through 149, 154, 155, 156 and 157)
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 such restrictions or reservations included in such instrument have been extinguished pursuant to Florida Statute 712.04. (as to Lots 133 through 149, 154, 155, 156 and 157)
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 such restrictions or reservations included in such instrument have been extinguished pursuant to Florida Statute 712.04. (as to Lots 133 through 149, 154, 155, 156 and 157)
5. 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 such restrictions or reservations included in such instrument have been extinguished pursuant to Florida Statute 712.04. (as to all lots)
6. 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 3515, Page 533; Official Records 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; Official Records Book 4213, Page 1340; Official Records Book 4359, Page 1933; Official Records Book 4361, Page 924; Official Records Book 4497, Page 731; Official Records Book 4513, Page 280, Rerecorded in Official Records Book 4525, Page 96 and any other amendment thereto, all of the Public Records of Hernando County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based or race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)