

Prepared By, Record & Return To:
Howard C. Stross, Esquire
2901 U.S. Highway 19 North, Suite 301
Clearwater, Florida 33575-1806

Lawyer's Fee \$ 50
Notary Fee \$ _____
City of Clearwater
K. Knight

WARRANTY DEED

THIS WARRANTY DEED, made this 25th day of November, 1986, between RUTENBERG COMMUNITIES, INC., a Florida corporation, hereinafter called the Grantor, and RUTENBERG CONSTRUCTION COMPANY, LTD., a Florida limited partnership, hereinafter called the Grantee, whose mailing address is 2901 U.S. Highway 19 North, Suite #301, Clearwater, Florida 33563.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations to said Grantor in hand paid, receipt whereof is hereby acknowledged, has granted, bargained and sold unto the said Grantee, and the Grantee's heirs, successors, and assigns forever, all that certain parcel of land situate in said state and county legally described as follows, to wit:

LOTS 2, 4, 5, 6, 7, 14 and 15, Block 1242, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOTS 1 and 5, Block 985, SPRING HILL, Unit 16, according to the plat thereof as recorded in Plat Book 9, Pages 18-30, Public Records of Hernando County, Florida.

LOT 10, Block 1272, SPRING HILL, Unit 20, according to the plat thereof as recorded in Plat Book 9, Pages 65-80, Public Records of Hernando County, Florida.

LOT 9, Block 989, SPRING HILL, Unit 16, according to the plat thereof as recorded in Plat Book 9, Pages 18-30, Public Records of Hernando County, Florida.

LOT 8, Block 1128, SPRING HILL, Unit 17, according to the plat thereof as recorded in Plat Book 9, Pages 31-46, Public Records of Hernando County, Florida.

LOT 7, Block 1228, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOTS 3 and 11, Block 1022, SPRING HILL, Unit 16, according to the plat thereof as recorded in Plat Book 9, Pages 18-30, Public Records of Hernando County, Florida.

LOT 17, Block 356, SPRING HILL, Unit 7, according to the plat thereof as recorded in Plat Book 8, Pages 11-24, Public Records of Hernando County, Florida.

LOTS 14, 15 and 16, Block 1198, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOT 9, Block 457, SPRING HILL, Unit 8, according to the plat thereof as recorded in Plat Book 8, Pages 27-37, Public Records of Hernando County, Florida.

LOTS 37 and 38, Block 1189, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOTS 4 and 5, Block 1440, SPRING HILL, Unit 21, according to the plat thereof as recorded in Plat Book 9, Pages 81-96, Public Records of Hernando County, Florida.

LOTS 15 and 16, Block 1248, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOTS 16, 17, 18, 19 and 20, Block 1456, SPRING HILL, Unit 21, according to the plat thereof as recorded in Plat Book 9, Pages 81-96, Public Records of Hernando County, Florida.

LOT 8, Block 159, SPRING HILL, Unit 3, according to the plat thereof as recorded in Plat Book 7, Pages 80-86, Public Records of Hernando County, Florida.

LOT 10, Block 432, SPRING HILL, Unit 8, according to the plat thereof as recorded in Plat Book 8, Pages 27-37, Public Records of Hernando County, Florida.

LOT 2, Block 1752, SPRING HILL, Unit 26, according to the plat thereof as recorded in Plat Book 10, Pages 77-85, Public Records of Hernando County, Florida.

LOTS 5 and 6, Block 1776, SPRING HILL, Unit 26, according to the plat thereof as recorded in Plat Book 10, Pages 77-85, Public Records of Hernando County, Florida.

LOTS 21 and 22, Block 1173, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOT 26, Block 1236, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOT 21, Block 1183, SPRING HILL, Unit 18, according to the plat thereof as recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.

LOT 87, VOSS OAK ESTATES, according to the plat thereof as recorded in Plat Book 6, Page 60, Public Records of Hernando County, Florida.

LOT 5, Block 595, SPRING HILL, Unit 9, according to the plat thereof as recorded in Plat Book 8, Pages 38-53, Public Records of Hernando County, Florida.

SUBJECT To easements, restrictions, reservations and mortgages of record, and as to such mortgages the Grantee agrees to and does assume and agree to pay the indebtedness secured thereby.

SUBJECT To Ad Valorem Taxes for the year 1986 and all subsequent years.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

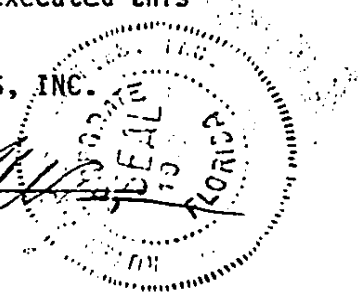
IN WITNESS WHEREOF, the Grantor herein has made and executed this instrument the day and year first above written.

Signed, Sealed and Delivered in the Presence Of:

RUTENBERG COMMUNITIES, INC.

Barbara J. King
Cynthia Duncan

By: *[Signature]*
Fred Hemmer,
Vice President



STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRED HEMMER, Vice President of Rutenberg Communities, Inc., to me well known and known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal this 25th day of November, 1986.

Barbara J. King
Notary Public
My Commission Expires

Notary Public, State of Florida
My Commission Expires Oct. 4, 1990
Secured Through Fidelity Insurance Inc.

035106

FILED FOR RECORD
HAROLD WM. BROWN, CLERK
HERNANDO COUNTY, FLORIDA

NOV 25 PM 3:52 '86