

Prepared by and Return to:  
Steel City Title, Inc.  
CASSANDRA C. GORDON  
4005 Maronda Way, Ste. 2, Sanford, Florida 32771  
Sanford, Florida 32771  
File Number: SCT13-305

Rcpt: 1519786 Rec: 10.00  
DS: 1321.60 IT: 0.00  
05/10/13 C. Miner, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
05/10/13 04:33pm 1 of 1  
OR BK 8871 PG 1279

188,735.00

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 20th day of April, 2013, between MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION, a corporation existing under laws of the STATE of FLORIDA, whose mailing address is: 13038 U.S. HIGHWAY 41 SOUTH GIBSONTON, FLORIDA 33534, hereinafter called the grantor, to MONTERIAL A. ALLEN, A MARRIED MAN, whose mailing address is: 13330 WATERFORD CASTLE DR., DADE CITY, FLORIDA 33525, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pasco County, Florida, viz:

Lot 94, Block 3, ABBEY GLEN I, according to the plat thereof as recorded in Plat Book 62, Pages 105 through 110, inclusive of the Public Records of Pasco County, Florida.

Parcel Identification Number: 33-24-21-0070-00300-0940

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining thereto.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kristian Green  
Witness signature  
Kristian Green  
Print witness name  
Karen LeBlanc  
Witness signature  
Karen LeBlanc  
Print witness name

MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION

By: [Signature]  
Print Name: DOMINICK DONATO  
Title: VICE PRESIDENT

(Corporate Seal)

State of FLORIDA  
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of April, 2013 by DOMINICK DONATO, known to me to be the VICE PRESIDENT of MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION who is personally known to me or who has produced \_\_\_\_\_ as identification.

Karen LeBlanc  
Notary Public  
Karen LeBlanc  
Print Notary Name  
My Commission Expires: \_\_\_\_\_



Notary Seal