

Rcpt: 1933199 Rec: 27.00  
DS: 2659.30 IT: 0.00  
02/20/2018 eRecording

This Instrument Was Prepared By:  
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595 Jefferson Blvd.  
Warwick, RI 02886  
File No.: 2017091716CD  
Tax Folio No.: 19-26-21-0010-05400-0030  
SALES PRICE: \$379,900.00

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
02/20/2018 11:15 AM 1 of 3  
OR BK **9680** PG **1909**

**SPECIAL WARRANTY DEED**

(Corporate Seller POA/Trust)

THIS INDENTURE, made this 19 day of January, 2018, between MTGLQ INVESTORS, LP, A DELAWARE LIMITED LIABILITY COMPANY, whose post office mailing address is 9990 Richmond Avenue South, #400, Houston, TX 77042, hereinafter called the Grantor and DESHAWN PINNEY, whose post office mailing address is 3602 Oakwood Drive, Wesley Chapel, FL 33543, hereinafter called the Grantee.

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

**WITNESSETH:** the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Pasco County, Florida, to-wit:

The North 1/2 of Tract 54, Section 19, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as per plat thereof recorded in Plat Book 2, Page 1, of the Public Records of Pasco County, Florida; EXCEPT the West 10 feet thereof; and LESS and EXCEPT the South 15 feet of the West 380 feet of the said North 1/2 of Tract 54.

**ALSO LESS AND EXCEPT:**

The following Lands as described in Warranty Deed recorded in Official Records Book 6715, Page 1, of the Public Records of Pasco County, Florida, To-Wit:

A portion of the North 1/2 of Tract 54, Section 19, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as per plat thereof recorded in Plat Book 2, Page 1, Public Records of Pasco County, Florida being further described as follows:

Commence at the NW corner of said Tract 54, thence S 89 degrees 40'58" East, along the North boundary of said Tract, 371.68 feet for a Point of Beginning; thence continue along said North boundary, S 89 degrees 40'58" East, 264.79 feet to the NE corner of said Tract 54; thence S 01 degrees 24'42" East, along the East boundary of said Tract, 165.11 feet to the South boundary of the North 1/2 of said Tract; thence N 89 degrees 42'07" W., along said South boundary, 257.92 feet, thence N 00 degrees 54'17" W., 15.00 feet; thence N 89 degrees 45'24" W., 7.00 feet; thence N 01 degrees 24'42" W., 150.20 feet to the Point of Beginning. Together with an easement for ingress and egress over and across the North 30.00 feet of the following described Parcel: Commence at

the NW corner of said Tract 54, thence S 89 degrees 40'58" E., along the North boundary of said Tract, 10.00 feet for a Point of Beginning; thence continue along said North Boundary, S 89 degrees 40'58" E., 361.68 feet; thence S 01 degrees 24'42" E., 150.20 feet; thence N 89 degrees 45'24" W., 363.00 feet, thence N 00 degrees 54'17" W., 150.64 feet to the Point of Beginning.

Property Address: 3602 Oakwood Dr., Wesley Chapel, FL 33543

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current and all subsequent years.

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

**AND** the Grantor hereby covenants with the 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 the lawful claims of all persons claiming by, through or under the Grantor.

For signatory authority see power of attorney recorded in Book 24896, Page 766, of the Public Records of Hillsborough County, Florida. The undersigned agent further states that said power of attorney has not been revoked by the principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in our presence:

MTGLQ Investors, LP, a Delaware limited  
liability company

BY: Joe Jaret its Assistant Vice President

(CORPORATE SEAL)

Jaimee Cook

(Witness)

Print Name: Jaimee Cook

Connie Baker

(Witness)

Print Name: Connie Baker

STATE OF Texas

COUNTY OF Harris

The foregoing instrument was acknowledged before me this 19 day of January, 2018 by Joe Jaret as Assistant Vice President of Selene Finance LP as Attorney-in-Fact for MTGLQ INVESTORS, LP, A DELAWARE LIMITED LIABILITY COMPANY, who executed same on behalf of the said corporation/company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Carmen Alicia Figueroa

NOTARY PUBLIC

Print Name: Carmen Alicia Figueroa

My Commission Expires: 3-10-2018

