

86,500



Rcpt: 1479793 Rec: 18.50
DS: 605.50 IT: 0.00
12/04/12 K. Garcia, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
12/04/12 03:34pm 1 of 2
OR BK 8793 PG 1821

[Handwritten signature]

This Instrument Prepared by: Sharon E. Gay
MIDFLORIDA Title Professionals, Llc
3004 S. Florida Avenue
Lakeland, Florida 33803

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 28th day of day of November, 2012.

MIDFLORIDA Credit Union, whose address is P.O. Box 8008, Lakeland, Florida 33802 hereinafter called the Grantor, to Scott A. Rhineberger and Cheryl A. Rhineberger, husband and wife, whose address is 5906 Vanco Drive, Zephyrhills, Florida 33542, hereinafter called 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, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars 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:

SEE EXHIBIT "A" ATTACHED HERETO.

Parcel Identification Number: 10-26-21-0000-01300-0020

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, and 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 hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered

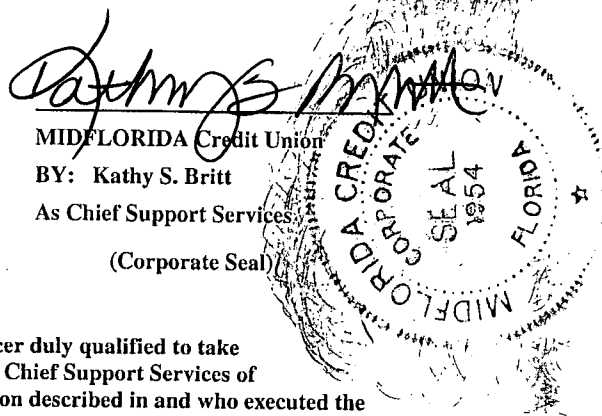
in our presence:

Witness: Christopher W. Robertson
Christopher W. Robertson

Witness: Nancy Quinn
Nancy Quinn

STATE OF FLORIDA

COUNTY OF POLK



MIDFLORIDA Credit Union

BY: Kathy S. Britt

As Chief Support Services

(Corporate Seal)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Kathy S. Britt, as Chief Support Services of MIDFLORIDA Credit Union, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of November 2012.

Haleigh C. Medley

NOTARY PUBLIC, State of Florida

(notarial seal) My commission expires: May 4, 2014



Exhibit A

Lot 2 - A portion of the West 3/5 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 26 South, Range 21 East, Pasco County, Florida, being further described as follows: For a Point of Reference commence at the Northwest corner of said Section 10; Thence S.89°34'32" E., along the North boundary thereof a distance of 403.05 feet to the Northeast corner of the West 3/5 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 10; thence S.00°31'29" W., along the East boundary of said West 3/5, a distance of 25.00 feet to the South Right-of-Way line of Geiger Road; thence N. 89°34'32" W., along said Right-of-Way line, a distance of 140.00 feet; thence S.00°31'29" W., a distance of 319.69 feet for a Point of Beginning; thence S. 89°37'48" E., a distance of 140.00 feet to a point on the East boundary of the West 3/5 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 10; thence S. 00°31'29" W., along said East boundary, a distance of 319.56 feet to the Southeast corner of the West 3/5 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 10; thence N. 89°37'48" W., along said South boundary a distance of 140.00 feet; thence N. 00°31'29" E. a distance of 319.56 feet to the Point of Beginning. SUBJECT TO a utility easement over and across the West 10.00 feet of the South 187.50 feet thereof. TOGETHER WITH AND ALSO BEING SUBJECT TO an easement for ingress-egress and utilities over and across the following described land; for a Point of Reference commence at the Northwest corner of said Section 10; thence S. 89°34'32" E., along the North boundary thereof, a distance of 403.05 feet to the Northeast corner of the West 3/5 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 10; thence S. 00°31'29" W., along the East boundary of said West 3/5, a distance of 25.00 feet to the South Right-of-Way line of Geiger Road; thence N. 89°34'32" W., along said Right-of-Way line, a distance of 120.00 feet for a Point of Beginning; thence S. 00°31'29" W., a distance of 411.72 feet; thence S. 89°37'48" E., a distance of 30.00 feet; thence S. 00°31'29" W., a distance of 40.00 feet; thence N. 89°37'48" W., a distance of 100.00 feet; thence N. 00°31'29" E., a distance of 40.00 feet; thence S. 89°37'48" E., a distance of 30.00 feet; thence N. 00°31'29" E., a distance of 411.76 to a point on the South Right-of-Way line of Geiger Road; thence S. 89°34'32" E., along said Right-of-Way line, a distance of 40.00 feet to the Point of Beginning. The above described parcel being known as Lot 2; VANCO SUBDIVISION, as recorded in Official Records Book 4057, Pages 279 through 290, of the Public Records of Pasco County, Florida. Together with a doublewide manufactured home ID # JACFL20923A and JACFL20923B.

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