

DOC# 20170015765
01/10/2017 08:30:51 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$3,752.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: STEVEN H MARKS PA



Prepared by and return to:

Steven H. Marks, P.A.
1015 Maitland Center Commons Blvd. Suite 104
Maitland, FL 32751
407-636-5963
File Number: 2513

Tax Folio Number: 30-23-28-2465-00-160

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 30th day of December, 2016, by **Meritage Homes of Florida, Inc.**, a Florida corporation (the "Grantor") with a mailing address of 5337 Millenia Lakes Boulevard, Suite 410, Orlando, Florida 32839, to Wenli Ma, a married woman (the "Grantee") with a mailing address of 6431 Swanson Street, Windermere, FL 34786.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situated in Orange County, Florida, viz:

Lot 16, ENCLAVE, according to the map or plat thereof as recorded in Plat Book 82, Page 122, Public Records of Orange County, Florida.

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.

FURTHER, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple, that the Grantor has good right and lawful authority to sell and convey said real property, that the Grantor hereby warrants the title to said real property for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and that said real property is free from all encumbrances except: taxes and assessments accruing subsequent to December 31, 2015, and all subsequent years; and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record; provided, however, this reference shall not serve to impose same.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed on the day and year first above written.

WITNESSES:

Deborah Bracco
WITNESS SIGNATURE

Deborah Bracco
WITNESS NAME PRINTED

Tracey Smith
WITNESS SIGNATURE

Tracey Smith
WITNESS NAME PRINTED

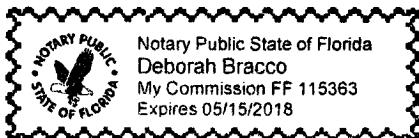
GRANTOR:

MERITAGE HOMES OF FLORIDA, INC., a
Florida corporation

By: Larry Dowling
Larry Dowling, Vice-President of Finance

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of December, 2016
by Larry Dowling, in his capacity as Vice-President of Finance of Meritage Homes of Florida, Inc., a Florida
corporation, on behalf of said corporation, who is [] personally known to me or [] has produced a driver's
license as identification.



Deborah Bracco
Notary Public Signature
(Place Notary Name & Seal immediately below)