

Prepared By and Return To:
Jean Rodriguez, an employee of
Westminster Abstract Company, d/b/a Westminster Title Agency, Inc.
24201 Walden Center Drive, Suite 208
Bonita Springs, FL 34134

SALES PRICE: \$650,000.00
PARCEL NO.: 29-24-27-7805-01010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is to be effective the 19th day of July, 2024, from **Toll Southeast LP Company, Inc., a Delaware Corporation** (herein Grantor), whose mailing address is 1140 Virginia Drive, Fort Washington, PA 19034 to **Wenli Ma and Wenlig Zheng, wife and husband and Anqi Zheng, a single woman** (herein Grantees), whose mailing address is 12729 Hawkstone Drive, Windermere, FL 34786.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell unto the Grantees, and Grantees heirs and assigns forever, the following described land, to wit:

Lot 101 of the Plat of WESTHAVEN AT OVATION, recorded in Plat Book 111, Pages 89 through 95 of the Public Records of Orange County, Florida.

Subject to: restrictions, agreements, conditions, easements, covenants and limitations of record, and taxes and assessments for the year 2024 and subsequent years.

TO HAVE AND TO HOLD the same, together with all hereditaments, easements, and appurtenances pertaining to or benefiting the same, unto Grantees, and their heirs, successors and assigns in fee simple forever.

Grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(THIS SPACE INTENTIONALLY LEFT BLANK)

Signed, sealed and delivered in the presence of:

Molleen F McDonald

Witness: Molleen F. McDonald
24201 Walden Center Drive, Suite 204
Bonita Springs, FL 34134

Jean Rodriguez

Witness: Jean Rodriguez
24201 Walden Center Drive, Suite 204
Bonita Springs, FL 34134

Toll Southeast LP Company, Inc., a Delaware corporation

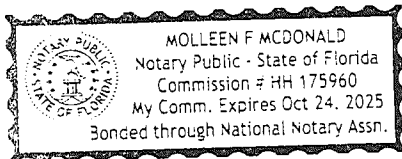
BY: Diane Van Aken

Diane Van Aken
Authorized Representative

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 19 day of July, 2024 by Diane Van Aken as Authorized Representative of Toll Southeast LP Company, Inc., a Delaware corporation. Diane Van Aken personally appeared before me and is personally known to me.



Molleen F McDonald

Molleen F. McDonald, Notary Public