

2013013882 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$175.00
2013013882 BK:2541 PG:1450
03/25/2013 01:32 PM 3 PGS
JCARROLL,DC Receipt #012936

Prepared by and Return to:
Kelli Smith, an employee of
First American Title Insurance Company
2233 Lee Road, Suites 101 & 110
Winter Park, Florida 32789
(407)691-5200
File No.: 2021-2912843

SPECIAL WARRANTY DEED

State of Florida

County of Citrus

THIS SPECIAL WARRANTY DEED is made on March 22, 2013, between

CRM Florida Properties, a Georgia limited liability company

having a business address at: 200 S. Orange Avenue, Orlando, FL 32801
("Grantor"). and

Steel Structures of Florida, Inc

having a mailing address of: PO Box 641004, Beverly Hills, FL 34464
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Citrus**, State of **Florida**, to-wit:

LOTS 8 AND 11, BLOCK B-110; LOTS 19, 23, 33, 53 AND 54, BLOCK B-111, CYPRESS VILLAGE, SUGARMILL WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, PLAT BOOK 10, PAGES 1 THROUGH 150, AND PLAT BOOK 11, PAGES 1 THROUGH 16, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AS AMENDED IN PLAT BOOK 9, PAGE 87-A, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Tax Parcel Identification Number:

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

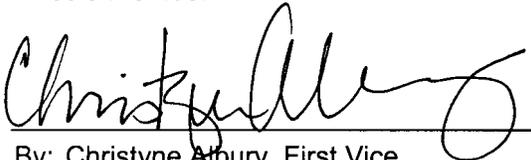
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2012**. That it 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 Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

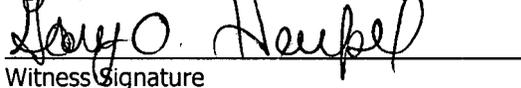
CRM Florida Properties, LLC, a Georgia limited liability company, a Georgia limited liability company

By: CRM Properties Manager, LLC, a Georgia limited liability company, as its sole member



By: Christyne Arbury, First Vice President

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Gary O. Heupel


Witness Signature

Print Name: CHRISTINA D. REDMAN

State of **Florida**

County of **Orange**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **March 22, 2013**,
by **Christyne Albury, as First Vice President, and, as on behalf of CRM Florida Properties, a**
Georgia limited liability company, existing under the laws of the State of **Georgia,** who is/are
personally known to me or who has/have produced a valid driver's license as identification.

Christina D Redman

Notary Public

(Printed Name)

My Commission expires: _____

