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Prepared By and Return to:  
Melissa Anderson  
DHI TITLE OF FLORIDA, INC.  
4220 Race Track Road  
Saint Johns, FL 32259

FILE 126-182103300  
Sales Price: \$115,000.00  
Documentary Stamps: \$805.00

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into this 11<sup>th</sup> day of **December, 2018**, between **Hillside Properties, LLC, a Florida limited liability company**, whose address is **2500 Weston Road, Ste. 311, Weston, FL 33331**, (hereinafter referred to as "Grantor") to **D.R. Horton, Inc. a Delaware Corporation**, whose address is **12602 Telecom Drive, Tampa, FL 33637** (hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollar (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** (the "Property"):

**Lot 58, Block A; Lots 11, 12, 13 and 15, Block E, High Ridge Village, as per plat thereof, recorded in Plat Book 18, Page 28 through 33, of the Public Records of Citrus County, Florida.**

SUBJECT TO those matters identified on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Permitted Exceptions")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor covenants with Grantee that, except as set forth herein, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered  
the presence of:

**Hillside Properties, LLC, a Florida  
limited liability company**

*Fred R. Sadoff*  
Witness

**By: Executive Land Development, Inc., a  
Florida corporation, its Manager**

Fred Sadoff  
Print Name

By: *Steven P. Fischer*  
**Steven P. Fischer, President**

*Daniel Martin*  
Witness

Daniel Martin  
Print Name

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 6 day of December, 2018, by **Steven P. Fischer, President of Executive Land Development, Inc., Manager of Hillside Properties, LLC, a Florida limited liability company**. He is () personally known to me or ( ) has produced \_\_\_\_\_ as identification.



Daniel Alejandro Martin  
Commission #FF964168  
Expires: February 28, 2020  
Bonded thru Aaron Notary

*Daniel Martin*  
TYPED NAME: Daniel Martin  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/28/2020

Exhibit "A"

1. Taxes and assessments for the year 2019 and subsequent years which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 18, Page 28 through 33, of the Public Records of Citrus County, Florida.
3. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 1984, Page 1818, amended in Official Records Book 2098, page 2449; Official Records Book 2204, page 1160 and Official Records Book 2774, page 806 and Official Records Book 2880, page 781, of the Public Records of Citrus County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Resolutions regarding Beverly Hills Development of Regional Impact recorded in Official Records Book 691, page 2038; OR Book 759, page 130; OR Book 822, page 421; OR Book 868, page 2084; OR Book 888, page 297; OR Book 995, page 1450; OR Book 1016, page 1041; OR Book 1242, page 441; OR Book 1363, page 2350; OR Book 1819, page 1572; OR Book 1870, page 635; OR Book 2082, page 1580; Resolution 2007-161 recorded in OR Book 2155, page 1824; OR Book 2200, page 1875 and OR Book 2207, page 1691, of the Public Records of Citrus County, Florida.