

Return to!

CLASSIC TITLE & SOLUTIONS, INC.
1341 E. IRLO BRONSON MEMORIAL HWY.
SAINT CLOUD, FL. 34771
407-498-3100



14-069

Prepared by and return to:
Kristina Sanders
201 East Pine Street Suite 200
Orlando, FL 32801

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 15th day of April 2014, by **PNC BANK, NATIONAL ASSOCIATION**, whose address is 249 Fifth Avenue, Pittsburgh, PA, 15222 (hereinafter referred to as "Grantor"), to The Rocker Family Trust, Dated May 5, 1999, whose address is 4499 W Vine Street, Kissimmee, FL 34746 (hereinafter referred to as "Grantee"):

Subject to the limitations described herein, Grantor grants and conveys ownership of the property (the "Property") described below to Grantee, to have and to hold the Property in fee simple forever, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The Property consists of the land, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, in the County of Osceola of the State of Florida. The legal description of the Property is described in hereto:

Lot 3, Green Valley Commons, according to the Plat thereof, recorded in Plat Book 52, Page(s) 85 and 86, of the Public Records of Lake County, Florida.

This Special Warranty Deed was made for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to the undersigned by Grantee.

Grantor covenants with Grantee that Grantor specially warrants title to the Property conveyed here, and that Grantor will forever warrant and defend title to the Property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

The conveyance of the Property is made subject to the following exceptions, reservations or restrictions: Taxes and assessments for the year 2014 and subsequent years, all easements, reservations, exceptions, and restrictions of record, but any reference in this Special Warranty Deed to any easement, reservation, exception, encumbrance or restriction shall not serve to or be deemed to reimpose or reinstate any such easement, reservation, exception, or restriction unless such reinstatement or reimposition is specifically set forth in this Special Warranty Deed.

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of the Property.

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 in the Presence of:

PNC BANK, NATIONAL ASSOCIATION

[Signature]
Witness **Kristina Sanders**

By: [Signature]
SA Vice President

(Please Print or Type Name)
[Signature]
Witness **Sheri Ondercik**
(Please Print or Type Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of April, 2014, by John R. Gassie as Vice President of PNC BANK, NATIONAL ASSOCIATION, who is personally known to me or has produced _____ as identification.

(SEAL)

[Signature]
Notary Public-State of Florida

SHARON E. ONDERCIK
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE118511
EXPIRES 8/3/2015
BONDED THRU 1-888-NOTARY1