

ID: ORB 5102 Pg. 913
County: Lake County
Date: 4/30/18 Time: 4:36 pm

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Kristen K. Idle, Esq.
Godbold, Downing, Bill & Rentz, P.A.
222 West Comstock Avenue, Suite 101
Winter Park, Florida 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 26th day of April, 2018, by **MATTAMY ORLANDO LLC**, a Delaware limited liability company, hereinafter called the "Grantor", with an address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 , to **AVATAR PROPERTIES, INC.**, a Florida corporation, with an address of 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814 hereinafter called the "Grantee".

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land and the improvements thereon located in the County of Lake, State of Florida, and more particularly described as follows:

See Exhibit "A" attached hereto (the "Property")

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

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

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that the Property is free of all encumbrances, except those matters set forth on **Exhibit "B"** attached hereto and made a part hereof by reference, provided that this reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

MATTAMY ORLANDO LLC, a Delaware
limited liability company

Sign: Alexandra Lion-Do
Print: ALEXANDRA LION-DO

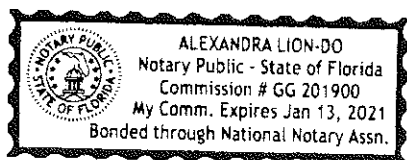
By: [Signature]
Print Name: Alexander Martin
Its: Division President

Sign: Marsha L. Hoston
Print: Marsha L. Hoston

STATE OF Florida
COUNTY OF orange

The foregoing instrument was acknowledged before me this 25 day of April, 2018 by ALEXANDER MARTIN as the DIVISION PRESIDENT of Mattamy Orlando LLC, a Delaware limited liability company, who is personally known to me or has produced as identification.

(SEAL)



Alexandra Lion-Do
Notary Signature
My Commission Expires:

EXHIBIT "A"

That part of Section 34, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the West 1/4 corner of said Section 34; thence S89°33'20"E along the South line of the Northwest 1/4 of said Section 34, for a distance of 40.00 feet to the East right-of-way line of Hancock Road, according to the plat of Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, of the Public Records of Lake County, Florida and the POINT OF BEGINNING; thence departing said South line run N00°05'36"W along said East right-of-way line, 475.66 feet to the Centerline of Tract C of said plat of Manlow Park (vacated in Official Records Book 4749, Page 1392, of said Public Records); thence departing said East right-of-way line run N89°54'28"E along the Centerline of said Tract C and the Easterly extension thereof, 300.00 feet to the West line of the lands described in Official Records Book 4898, Page 1435, of the Public Records of Lake County, Florida; thence departing said Easterly extension of the Centerline of Tract C run N00°05'36"W along said West line, 328.50 feet to the Northerly line of said lands described in Official Records Book 4898, Page 1435; thence departing said West line run the following courses and distances along said Northerly line: S89°33'02"E, 419.99 feet; N00°05'36"W, 42.11 feet; S89°33'20"E, 900.07 feet to the Southeast corner of the North 726.00 feet of the East 900.00 feet of the West 1660.00 feet of the South 1575.00 feet of the North 1/2 of said Section 34; thence departing said Northerly line run N00°05'36"W along the East line of the West 1660.00 feet of the North 1/2 of said Section 34, for a distance of 772.54 feet to a line lying 10.00 feet Southwesterly and parallel with the Southwesterly line of lands described in Official Records Book 422, Page 555, of the Public Records of Lake County, Florida; thence departing said East line run S49°21'32"E along said parallel line, 2512.36 feet to the South line of the Northeast 1/4 of said Section 34; thence departing said parallel line run N89°33'20"W along said South line, 916.03 feet to the aforesaid South line of the Northwest 1/4 of said Section 34; thence departing said South line of the Northeast 1/4 run N89°33'20"W along said South line of the Northwest 1/4 of said Section 34, for a distance of 2607.83 feet to the POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
 2. Easement in favor of Florida Power Corporation recorded September 16, 1966 in Official Records Book 320, page 610 and together with and as affected by that certain Memorandum and Notice recorded February 25, 2009 in Official Records Book 3736, Page 2189, all of the Public Records of Lake County, Florida.
 3. Easement in favor of Florida Power Corporation recorded January 22, 1971 in Official Records Book 422, page 555, Public Records of Lake County, Florida.
 4. Ordinance No. 2016-18 recorded June 15, 2016 in Official Records Book 4793, Page 1397, Public Records of Lake County, Florida.
 5. Recorded Notice of Environmental Resource Permit recorded January 24, 2017 in Official Records Book 4893, Page 864, Public Records of Lake County, Florida.
 6. Grant of Non-Exclusive Temporary Drainage Easement and Temporary Construction Easement by and between Mattamy Orlando LLC, a Delaware limited liability company and Clermont Storage Center, LLC, a Florida limited liability company, recorded February 6, 2017 in Official Records Book 4898, Page 1439, Public Records of Lake County, Florida.
 7. Record Notice of Environmental Resource Permits recorded August 3, 2016 in Book 4815, Page 2295 and on January 18, 2018 in Book 5050, Page 1458.
 8. Impact Fee Agreement between Lake County, Florida and Mattamy Orlando, LLC regarding Hartle Road / CR 4555 Extension Project recorded April 27, 2017 in Book 4936, Page 982.
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