

RECORD AND RETURN TO:

Name: LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: Norman Leopold, Esquire
LEOPOLD KORN, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

Folio Number: No. R202631-495000010180; No. R202631-
000000100000; and No. R202631-495000010310

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SPECIAL WARRANTY DEED

THIS INDENTURE, made the 26 day of June, 2015, between **Henry C. Yates, a single man**, Grantor, whose post office address is 3825 Canoe Creek Road, St. Cloud, FL 34772, and **Narcoossee Land Ventures, LLC, a Florida limited liability company**, whose post office address is 811 Coral Ridge Drive, Coral Springs, FL 33071, Grantee:

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land, to wit:

Please see Exhibit "A" attached hereto and made part thereof.

SUBJECT TO: Taxes for the year 2015 and subsequent years; and zoning ordinances and governmental regulations, if any.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under Grantor but against no other.

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

Witnesses:

Courtney Wilson

Print name: Courtney Wilson

Kristin van der Snel

Print name: Kristin van der Snel

Henry C Yates

Henry C. Yates

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 26 day of June, 2015, by Henry C. Yates, who ☒ is/are personally known to me or ☐ produced _____ as identification.



Kristin van der Snel

Notary Public

Print name: Kristin van der Snel

My commission expires: 3/19/17

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 9

Beginning at the Southwest corner of Lot 18, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 20, Township 26 South, Range 31 East, according to the map or plat thereof, as recorded in Plat Book "B", Page 26, Public Records of Osceola County, Florida, run thence East 660 feet to the Southeast corner of said Lot 18; run thence South 269 feet along the West line of Lot 32; run thence East 250 feet to a point in Lot 32; run thence North on a line 761.80 feet through Lots 32, 17 and 16; run thence West on a line through Lots 16 and 15 to the West line of Lot 15, a distance of 910 feet; run thence South on the West line of Lots 15 and 18, 492.8 feet to the Point of Beginning, all of the described tract of land being in Section 20, Township 26 South, Range 31 East, and being a part of Lots 15, 16, 17 and 32, and all of Lot 18, of Section 20, in said Township and Range, Osceola County, Florida.

Parcel 18

The North 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 26 South, Range 31 East, Osceola County, Florida.

Parcel 19

Lots 31 and 34, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 20, Township 26 South, Range 31 East, according to the map or plat thereof, as recorded in Plat Book "B", Page 26, Public Records of Osceola County, Florida.