

This instrument prepared by:
J. Geoffrey Pflugner, ESQ.
Allegiant Title Professionals, LLC
8470 Enterprise Circle, Suite 201A
Bradenton, FL 34202

File #61455-
Purchase Price: \$

Parcel Identification No.:

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 20__ between **Neal Communities on the Braden River, LLC, a Florida limited liability company**, f/k/a Richmond Park Investors, LLC, a Florida limited liability company, **Grantor**, and _____, whose post office address is: _____, **Grantee**,

W I T N E S S E T H :

That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following-described real property, situate, lying and being in Collier County, Florida, to-wit:

Unit_____, Building _____, RICHMOND PARK I, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book _____, Page _____, as thereafter amended, of the Public Records Collier County, Florida, together with an undivided interest in the common elements.

and Grantor does hereby specially warrant the title to said property only against the lawful claims of all persons claiming by, through, or under Grantor.

Conveyance of title to the aforesaid property is subject to the restrictions, reservations, easements of record, and taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Neal Communities on the Braden River, LLC,
a Florida limited liability company**

Print Name: _____

**By: NCDG Management, LLC, a Florida limited
liability company, Its Manager**

Print Name: _____

By: _____
James R. Schier as Manager

Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by **James R. Schier as Manager of NCDG Management, LLC, a Florida limited liability company as Manager of Neal Communities on the Braden River, LLC, a Florida limited liability company** on behalf of the company He is personally known to me.

Notary Public
My commission expires: