

Prepared by:
Allegiant Title Professionals, LLC
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240
Telephone: (941) 328-1040

SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 201_, between NEAL COMMUNITIES ON THE BRADEN RIVER, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, GRANTOR, and _____, whose address is _____ GRANTEE.

(Wherever used herein the terms “GRANTOR” and “GRANTEE” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee forever, the following described land located in the County of Collier, State of Florida, to-wit:

Unit _____, Richmond Park II, a Condominium according to the Declaration of Condominium recorded in Official Records Book _____, Page _____, and as per Plat thereof recorded in Condominium Book _____, Pages _____ through _____, of the Public Records of Collier County, Florida (the “Condominium Plat”).

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the property described herein in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and that said property is free of all encumbrances except for real property taxes for the year 201_ and subsequent years and valid easements, restrictions and reservations of record.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

[signature of followng page]

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

WITNESSES:

NEAL COMMUNITIES ON THE BRADEN RIVER, LLC, a Florida limited liability company

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

Print Name: _____

By: _____

Print Name: _____

Its: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 201_, by _____, 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 or who has produced _____ as identification.

Notary Public
Printed Name of Notary:

Commission No.: _____

My Commission Expires: