

CFN 2010044725
Bk 03901 Pgs 0001 - 2 (2pgs)
DATE: 04/30/2010 03:50:27 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 1,960.00

280,000. *
RETURN

Record and Return To:
Sunbelt Title Agency
809 S. Orlando Avenue,
Ste K-O
Winter Park, FL 32789

FILE NUMBER: 7938100203
LOAN # 0030363253

SPECIAL WARRANTY DEED

Made this 26th day of April, 2010, by **LAND HOLDING LLC** a Corporation existing under the laws of the State of DE whose address is: **2001 Bishops Gate Blvd., , Mount Laurel, NJ 08054** hereinafter called Grantor,

and to: **WOLFGANG W. HALBIG AND KATHLEEN S. HALBIG, HUSBAND AND WIFE** and whose mailing address is: **25526 HAWKS RUN LANE, SORRENTO, FL 32776**, hereinafter called the Grantee.

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid by Grantee, grants and conveys to Grantee that property located in the County of **Lake** , State of Florida, described more particularly as follows:

Lot 63, HEATHROW COUNTRY ESTATE HOMES PHASE ONE, according to the Plat thereof, recorded in Plat Book 52, Pages 6 through 11, of the Public Records of Lake County, Florida.

PARCEL ID #: 20-19-28-080000006300

AKA: 25526 Hawks Run Lane, Sorrento, FL 32776

Subject to easements and restrictions of record.
Subject to the lien of the General Taxes for the year **2010** and thereafter.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

AKA: 25526 Hawks Run Lane, Sorrento, FL 32776

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, Sealed and Delivered
In the Presence of:

Land Holding LLC

Sheri Drugmand

BY: Kathleen S. Calhoun

Sheri Drugmand
Printed Name:

PRINT NAME: KATHLEEN S. CALHOUN

Barbara Slavonic

TITLE: Vice President

Barbara Slavonic
Printed Name:

STATE OF: Pennsylvania
COUNTY OF: Allegheny

I HEREBY CERTIFY that on this date 8 day of April, 2010, before me personally appeared, Kathleen S. Calhoun (PRINT NAME), Vice President (TITLE) OF LAND HOLDING LLC, a corporation under the laws of the State of DE, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my signature and official seal on 8 day of April, 2010, in the County of Allegheny and the State of PA.

Kelly R. Presutti

NOTARY PUBLIC (signature)
Print Name: Kelly R. Presutti
My Commission Expires: 7/9/2013
Stamp/Seal:

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Kelly R. Presutti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 9, 2013

Member, Pennsylvania Association of Notaries

Prepared by: Brandy Cooper
Sunbelt Title Agency
26750 U.S. Hwy 19 North Suite 400
Clearwater, FL 33761
FILE NUMBER: 7938100203
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