

DOC # 20200014562

01/09/2020 08:30 AM Page 1 of 2

Rec Fee: \$18.50

Deed Doc Tax: \$2,310.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

Prepared by and return to:

Christopher J. Wilson

Attorney at Law

Marchena and Graham, P.A.

976 Lake Baldwin Lane Suite 101

Orlando, FL 32814

407-658-8566

File Number: 2888.001

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Special Warranty Deed

This Special Warranty Deed made this 8th day of January, 2020 between **DC Investments (Orlando) Inc.**, a Florida corporation whose post office address is **36 Riverside Blvd., Thornhill, ON L4J-1H3, Canada**, grantor, and **707 Woodbury LLC**, a Florida Limited Liability Company whose post office address is **4729 Patch Road, Suite 100, Orlando, FL 32822**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** 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 heirs and assigns forever, the following described land, situate, lying and being in **Orange County, Florida**, to-wit:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 31 East, (Less the West 33 feet thereof for road Right-of-Way), Orange County, Florida.

AND

The North 1/4 of the East 1/2 of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 31 East, Orange County, Florida.

LESS AND EXCEPT: that portion of land as described in O. R. Book 4625, Page 789, Public Records of Orange County, Florida.

AND LESS AND EXCEPT:

Begin at the Southeast corner of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26; and thence run S 89°46'27" W (on the South line of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26) a distance of 399.69 feet; thence run N 00°18'16" W, 341.62 feet to the North line of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26; thence run N 89°51'02" E on the North line of the North 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26 to Northeast corner of the N 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26; thence run South on the East line of the N 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of said Section 26 to the Point of Beginning.

Parcel Identification Number: 26-22-31-0000-00-014

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with 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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

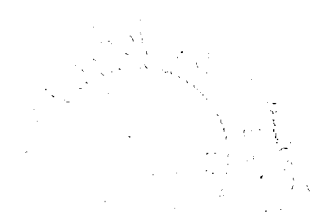
Signed, sealed and delivered in our presence:

M. Somani
Witness Name: NAZAN SOMANI
ED. RIZZO
Witness Name: Elizabeth D. Rizzo

D C INVESTMENTS (ORLANDO), INC., a Florida corporation

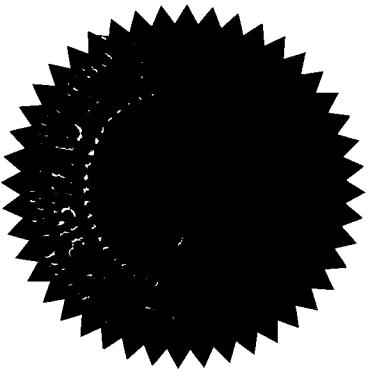
By: [Signature]
Russell G. Jacobson, Vice President

(Corporate Seal)



Country of Canada
Province of Ontario

The foregoing instrument was acknowledged before me this 20th day of December, 2019 by Russell G. Jacobson, Vice President of D C INVESTMENTS (ORLANDO), INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Public

Printed Name: Reza Van N. Colae

My Commission Expires: N/A