

Return to: Linda Raphial
Name: Stewart Title Company
Address: 150 W. McKenzie St., Suite 112
Punta Gorda, Florida 33950

This Instrument Prepared by:
Linda Raphial
Stewart Title Company
150 W. McKenzie St., Suite 112
Punta Gorda, Florida 33950

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
412014434001 / 412022453016
File No: 1209267 - 1012

WARRANTY DEED

This Warranty Deed Made the 27 day of July, 2012, by Thomas B. Howell, hereinafter called the
grantor, whose post office address is: 471 Maple Road, Severna Park, Maryland 21146

to Taurus Land, LLC, a Florida Limited Liability Company

whose post office address is: 499 N State Road 434, Ste 2063, Altamonte Springs, Florida 32714

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$19,000.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, to wit:

**Lot 221, Rotonda West, Pinehurst, a subdivision according to the plat thereof, as recorded in Plat
Book 8, Pages 12A through 12K, inclusive, of the Public Records of Charlotte County, Florida.**

**Lot 646, Rotonda West, Oakland Hills, a subdivision according to the plat thereof, as recorded in
Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.**

Subject property is not the homestead of the Grantor(s) under the laws and constitution of the State of
Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to **December 31, 2011**, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

1st Witness Signature: Bonnie L. Bryant Thomas B. Howell
Printed Name: Bonnie L. Bryant Thomas B. Howell

2nd Witness Signature: Katrina C. Lewis
Printed Name: Katrina C. Lewis

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

The foregoing instrument was acknowledged before me this 27 day of July, 2012, by Thomas B. Howell,
who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: 11/20/13

Katrina C. Lewis
Notary Public Signature
Printed Name: KATRINACLEWIS
Serial Number

