

Prepared by and return to:  
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Tampa, Florida 33602  
(813) 223-3888  
File 14245



R  
2/2

Rcpt: 943020 Rec: 18.50  
DS: 0.70 IT: 0.00  
11/16/05 *OR* Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
11/16/05 09:19am 1 of 2  
OR BK 6697 PG 1070

**SPECIAL WARRANTY DEED**  
(Common Areas for Lone Star Ranch)

THIS SPECIAL WARRANTY DEED is made and entered into this 11<sup>th</sup> day of November, 2005, by and between **WESTFIELD HOMES OF FLORIDA**, a Florida general partnership, whose address is 5100 W. Lemon Street, Suite 306, Tampa, Florida 33609 (hereinafter referred to as "Grantor") and **LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.**, a Florida non-profit corporation, whose address is 5100 W. Lemon Street, Suite 306, Tampa, Florida 33609 (hereinafter referred to as "Grantee"). (Wherever used herein, the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "M1", "N", "O", "Q", "S-1" and "S-2" of Lone Star Ranch according to the map or plat thereof as recorded in Plat Book 55, Page 90, of the Public Records of Pasco County, Florida.

Tax appraiser's identification number: N/A

TOGETHER WITH all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that, subject to and except for ad valorem taxes and other governmental assessments for the year 2005 and subsequent years thereto, laws, ordinances and governmental regulations (including, but not limited to, building zoning and land use ordinances) affecting the occupancy, use or enjoyment of said property, matters shown on the Plat of the herein described property, (including rights of all parties to whom parcels have been dedicated as set forth on the Plat) and easements, covenants, conditions and restrictions of record, Grantor has good right and lawful authority to sell and convey said land, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered  
in the presence of:

WESTFIELD HOMES OF FLORIDA, a Florida  
general partnership,

By: WESTFIELD HOMES OF FLORIDA, INC., a  
Delaware corporation, managing general partner

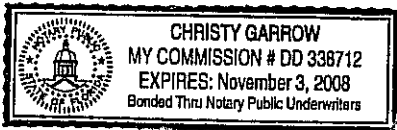
Denise Acevedo  
Print Name: Denise Acevedo

Debra L. Hudrlik  
Print Name: Debra L. Hudrlik

By: [Signature]  
Print Name: DAVID PELLETZ  
As its: President  
Address: 5100 W. Lemon Street,  
Suite 306  
Tampa, Florida 33609

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11 day of November 2005 by David Pelletz as President of Westfield Homes of Florida, Inc., a Delaware corporation, managing general partner for Westfield Homes of Florida, a Florida general partnership, on behalf of said corporation. He  is personally known to me or  produced \_\_\_\_\_ as identification.



AFFIX NOTARIAL SEAL

[Signature]  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_