

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Kristen K. Idle, Esq.
Godbold, Downing, Bill, & Rentz, P.A.
222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this ____ day of September, 2019, by **Harmony Florida Land LLC**, a Delaware limited liability company, whose address is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765, hereinafter called “**Grantor**,” to **Harmony Community Development District**, a limited special and single purpose local government created by Chapter 190, Florida Statutes, having a mailing address of 313 Campus Street, Celebration, Florida 34747, hereinafter called “**Grantee**”;

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Osceola County, Florida as shown and more particularly described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

TOGETHER with the improvements thereon and 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 the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is subject to all restrictions, reservations and easements of record, provided that this shall not serve to reimpose same, except real property taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF Grantor executed this Special Warranty Deed in favor of Grantee as of the day, month and year first above written.

Signed, sealed and delivered
in the presence of:

Harmony Florida Land LLC, a Delaware
limited liability company

By: _____
Richard Jerman, Vice President

Sign: _____
Print: _____

Sign: _____
Print: _____

STATE OF _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Richard Jerman, as Vice President of HARMONY FLORIDA LAND LLC, a Delaware limited liability company, on behalf of the company.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

Personally Known **OR** Produced Identification
Type of Identification Produced _____

EXHIBIT A

THE PROPERTY

Tract VC-1, BIRCHWOOD "VC-1" TRACT, according to the plat thereof, as recorded in Plat Book 14, Pages 173-174, Public Records of Osceola County, Florida.