

This instrument was prepared by:

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 25 day of August, 2023, by **TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”), whose address is 270 West Plant Street, Suite 340, Winter Garden, Florida 34787, in favor of **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

(Wherever 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 or governmental entities.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor is transferring this property in “As Is” condition. Grantee acknowledges and agrees that Grantee is accepting the Property “As Is” without any warranties, representations or guarantees, either expressed or implied, of any kind, nature or type whatsoever from or on behalf of the Grantor.


The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.


**[Signatures on Next Page]**


IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered in the presence of:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

  
Print Name: Carmen Sanchez

  
By: Eric Lewandowski  
Its: President

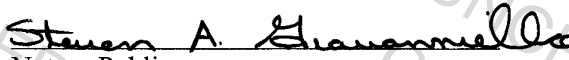
  
Print Name: Nelson O. Martinez

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of August, 2023, by Eric Lewandowski, as President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation. H/She is personally known to me or has produced Florida Drivers License as identification.

(NOTARY SEAL)



  
Notary Public  
Name: Steven A. Giovannello  
Commission No. HH 352643  
My Commission Expires: 01/27/2023

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**Exhibit A**

Tracts A-1 and A-2, as shown on the plat of Triple Creek Plat Phase 1 Village A, recorded in Plat Book 114, Pages 135-142 of the Official Records of Hillsborough County, Florida.

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## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, with a mailing address of 270 West Plant Street, Suite 340, Winter Garden, Florida 34787 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

Those roadway and drainage improvements located on the real property identified in **Exhibit A**, attached hereto and incorporated herein.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 25 day of August, 2023.

Witnesses:



CARMEN SANCHEZ  
(Print Name)



Nelson O. Martinez  
(Print Name)

**TRIPLE CREEK HOMEOWNERS  
ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

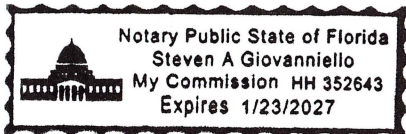


By: Eric Lewandowski  
Its: President

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of August, 2023, by Eric Lewandowski, as President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation. H/She is personally known to me or has produced Florida Drivers License as identification.

(NOTARY SEAL)



Steven A. Giovanniello  
Notary Public  
Name: Steven A. Giovanniello  
Commission No. HH 352643  
My Commission Expires: 01/23/2027

**Exhibit A**

Tracts A-1 and A-2, as shown on the plat of Triple Creek Plat Phase 1 Village A, recorded in Plat Book 114, Pages 135–142 of the Official Records of Hillsborough County, Florida.