



**INSTR 20030225851**  
**OR BK 06880 PG 4463**  
 MARTHA O. HAYNIE, COMPTROLLER  
 ORANGE COUNTY, FL  
 04/23/2003 10:21:49 AM  
 DEED DOC TAX 0.70  
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Prepared by and return to:  
 Diane C. Wise, Paralegal  
 Centex Homes  
 385 Douglas Avenue, Suite 1000  
 Altamonte Springs, Florida 32714

Parcel I.D. Nos: 20-23-30-1661-00-000

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 21 day of April, 2003, by **CENTEX REAL ESTATE CORPORATION**, a Nevada corporation, whose place of business is 385 Douglas Avenue, Suite 2000, Altamonte Springs, Florida 32714 (Grantor), in favor of **CONWAY GROVES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is C/O Penn First Management, Inc., 1813 N. Dean Road, Suite 103, Orlando, Florida 32817, (Grantee).

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, and the successors and assigns of Grantee, forever, the following described real property (the "Property") located in Orange County, Florida, to-wit:

**Private Roads, CONWAY GROVES UNIT 2, according to the plat thereof, as recorded in Plat Book 40, Page 4, of the Public Records of Orange County, Florida (the "Plat").**

**SUBJECT TO**, taxes and assessments for the year 2003, and subsequent years, the Plat and all others matters of record, if any, but this reference shall not operate to reimpose the same.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, Grantor does hereby warrant the title to said Property by, through and under the said Grantor and will defend the same against the lawful claims of all persons claiming by through or under the Grantor but against none other.

**THE AFOREDESCRIBED PROPERTY** is and shall be continuously owned maintained, administered and operated as "Common Property" under and as defined in that Declaration of Protective Covenants and Restrictions for Conway Groves, recorded in Official Records Book 5022, Page 2003, Public Records of Orange County, Florida. Without limiting the generality of the foregoing, Grantor hereby reserves and reaffirms, and Grantee by its acceptance hereof likewise acknowledges and reaffirms, all of Grantor's rights as **Declarant** under the aforesaid covenants as such rights pertain and relate to the Property.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of partnerships and corporations, wherever the context so permits or requires.

Signed, sealed and delivered  
in our presence:

Carla E Walker  
Print Name: CARLA E WALKER  
M. Morgan  
Print Name: Monique Morgan

**CENTEX REAL ESTATE CORPORATION,**  
a Nevada corporation

By: [Signature]  
James Makransky, Division Controller

STATE OF FLORIDA        )  
  ) §  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 21 day of April, 2003, by James Makransky, Division Controller of **Centex Real Estate Corporation**, a Nevada corporation, on behalf of said corporation. He is personally known to me.

[Notary Seal]

Sheral L Morgioni  
Print Name: SHERAL L. MORGIONI  
Notary Public-State of Florida at Large  
Commission No.: 00926202  
My Commission Expires: 4/10/04

