

RECORD AND RETURN TO:

ALVAR FL LLC
200 Bellevue Parkway
Wilmington, Delaware 19809
File Number: 2015-1586
Parcel ID No: 030425-007864-020-28
Prepared by:
an employee of
Sheffield & Boatright Title Services, LLC
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900
S/P Consideration : \$177,634.00 _

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Clay)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this February 25, 2016, between Mattamy Florida LLC, a Delaware limited liability company successor by conversion to Mattamy (Jacksonville) Partnership, a Florida General Partnership (hereinafter called the Grantor), whose mailing address is: 7800 Belfort Parkway, Suite 200, Jacksonville, Florida 32256, party of the first part, and ALVAR FL LLC, (hereinafter called the Grantee) whose mailing address is: 200 Bellevue Parkway, Wilmington, Delaware 19809, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 28, Holly Parke, according to the map or plat thereof, as recorded in Plat Book 56,
Page(s) 34 through 38, of the Public Records of Clay County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February 25, 2016.

Signed, sealed and delivered
in the presence of:

Mattamy Florida LLC, a Delaware limited liability company
successor by conversion to Mattamy (Jacksonville)
Partnership, a Florida General Partnership

Witness signature

Alina Howle

Print witness name

Witness signature

DARLA L. KRANKOSKI

Print witness name

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of February, 2016 by Laurel Nielsen as Assistant Vice President of Mattamy Florida LLC a Delaware limited liability company successor by conversion to Mattamy (Jacksonville) Partnership, a Florida General Partnership, who is personally known to me.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal

