

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**REQUESTED BY, AND AFTER  
RECORDING, RETURN TO:**  
BCHH, Inc. c/o Bradley Cianni  
181 Montour Run Road  
Coraopolis, PA 15108

**MAIL TAX STATEMENTS TO:**  
ALTO ASSET COMPANY 2, LLC  
5001 Plaza on the Lake, Suite 200  
Austin, TX 78746

**TAX PARCEL ID(S):**  
*See attached Schedule "A"*

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 3<sup>rd</sup> day of March, 2020, by **MUPR 3 ASSETS, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), to **ALTO ASSET COMPANY 2, LLC, formerly known as SRMZ 4 ASSET COMPANY 2, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee"). *(Whenever 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 limited liability companies and corporations.)*

**THAT GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Clay County, Florida, more particularly described on Schedule "A" attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining such tract or piece of land and any easements and appurtenances pertaining thereto and all improvements situated thereon (the "*Property*").

**THIS DEED** is executed subject to all matters that would be disclosed by an accurate survey of the Property; the rights of tenants in possession under leases, whether recorded or unrecorded; zoning ordinances and other governmental restrictions affecting the use of the Property; and those Permitted Exception(s) noted on Schedule "B" attached hereto.

**GRANTOR** covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to this land and will defend the same against the lawful claims of all persons claiming by and through Grantor, but none other.

***[Signature Page Follows]***

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

GRANTOR:

**MUPR 3 ASSETS, LLC**

By: **Main Street Renewal LLC**

Its: **Authorized Signor**

By: 

**Alyssia Ventura**

Its: **Closing Supervisor**

**SIGNED, SEALED AND DELIVERED** in the presence of:

  
Witness Signature

Jessie Baker  
Print Name

  
Witness Signature

Shannon Strothide  
Print Name

STATE OF TEXAS

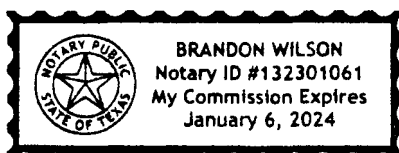
COUNTY OF TRAVIS

} ss.

## ACKNOWLEDGMENT

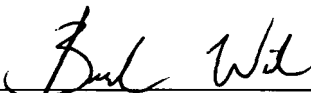
I, Brandon Wilson, a Notary Public of Travis County, State of Texas, certify that Alyssia Ventura personally came before me this day by means of ☒ physical presence, or ☐ remote online notarization, and acknowledged that she is the Closing Supervisor of Main Street Renewal LLC, the Authorized Signor for MUPR 3 ASSETS, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this 3rd day of March, 2020.



*This instrument prepared by:*

BCHH, Inc.  
c/o Bradley Cianni  
181 Montour Run Road  
Coraopolis, PA 15108  
P: (412) 465-3549  
F: (412) 249-8231

  
(Signature of Notary Public)

**Brandon Wilson**  
(Print Name of Notary Public)

NOTARY PUBLIC in and for the  
State and County aforesaid.

**01/06/2024**  
My Commission Expires

**132301061**  
Commission No.

Online Notary: ☐  
(Check Box if Acknowledgment  
Done by Online Notarization)

**Schedule "A"**  
**Legal Description(s)**

***TRACT 1:***

Lot 25 in Block B of REPLAT OF OAKHILL ESTATES, UNIT 1, according to the map or plat thereof, as recorded at Plat Book 18, Page 47, of the Public Records of Clay County, Florida.

**COMMONLY KNOWN AS:** 1597 Twin Oak Dr W, Middleburg, FL 32068  
**PARCEL ID:** 330425-008115-046-00  
**TITLE FILE NO:** ASFR-FL-011

***TRACT 2:***

Lot 91 of LITCHFIELD AT OAKLEAF PLANTATION, according to the map or plat thereof, as recorded at Plat Book 40, Pages 51 through 58, inclusive, of the Public Records of Clay County, Florida.

**COMMONLY KNOWN AS:** 683 Southland Ln, Orange Park, FL 32065  
**PARCEL ID:** 040425-007867-011-91  
**TITLE FILE NO:** ASFR-FL-020

**Schedule "B"**  
**Permitted Exception(s)**

***AS TO TRACT 1 (1597 TWIN OAK DR W, MIDDLEBURG, FL 32068) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 18, Page 47, of the Public Records of Clay County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 789, Page 354, of the Public Records of Clay County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 1054, Page 101; O.R. Book 1087, Page 290; O.R. Book 531, Page 505; and O.R. Book 769, Page 411, of the Public Records of Clay County, Florida.
- (4) Reservation(s) as set forth in instrument(s) recorded at O.R. Book 556, Page 70; O.R. Book 516, Page 119; O.R. Book 757, Page 374; and O.R. Book 516, Page 117, of the Public Records of Clay County, Florida.
- (5) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 777, Page 770, of the Public Records of Clay County, Florida.

***AS TO TRACT 2 (683 SOUTHLAND LN, ORANGE PARK, FL 32065) ONLY:***

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 40, Pages 51 through 58, inclusive, of the Public Records of Clay County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 2098, Page 403; O.R. Book 2163, Page 1407; O.R. Book 2098, Page 433; O.R. Book 2124, Page 1261; O.R. Book 2163, Page 1410; and O.R. Book 2104, Page 799, of the Public Records of Clay County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 2079, Page 1315; O.R. Book 2087, Page 136; O.R. Book 2098, Page 394; and O.R. Book 2145, Page 1644, of the Public Records of Clay County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 1834, Page 2194; O.R. Book 1841, Page 806; O.R. Book 1849, Page 1344; O.R. Book 1841, Page 806; O.R. Book 1900, Page 1472; O.R. Book 2072, Page 1514; and O.R. Book 2174, Page 831, of the Public Records of Clay County, Florida.
- (5) Notice(s) recorded at O.R. Book 2081, Page 1985, of the Public Records of Clay County, Florida.