

Consideration Paid: \$7,250,960.00
Documentary Transfer Taxes: \$50,757.00

**Prepared by and after recording
return to:**
Rachael L. Greenstein, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Parcel ID Number:
A portion of 180425-007953-001-28
See Exhibit "A"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this 16th day of June, 2021, by **GREYHAWK VENTURE, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **LENNAR HOMES, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 9440 Philips Highway, Suite 7, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Clay County, Florida ("**Property**");

That certain real property which is more particularly described in Exhibit "A" attached hereto, together with all fixtures, improvements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**");

And subject to the Permitted Exceptions, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page.]

[Signature Page to Special Warranty Deed – Greyhawk/Lennar]

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GREYHAWK VENTURE, LLC,
a Florida limited liability company

Witness: [Signature]
Print Name: Rosine Rodriguez

By: [Signature]
Michael C. Taylor, Vice President

Witness: [Signature]
Print Name: Criss Ngo

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of / ✓ / physical presence or / / online notarization, this 28 day of May, 2021, by Michael C. Taylor, as Vice President of GREYHAWK VENTURE, LLC, a Florida limited liability company, on behalf of the company, / ✓ / who is personally known to me / / who has produced a driver's license as identification.

[Signature]
Notary Public, State of Florida
Printed Name: Carolina Aristimuno
My Commission Expires: June 14, 2024

Notary Seal:

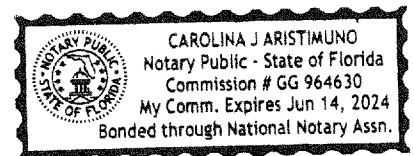


Exhibit "A" to Special Warranty Deed
Property

Lots 369 through 458, inclusive, GREYHAWK UNIT 3, according to the plat thereof as recorded in Plat Book 64, Pages 64 through 75, inclusive, of the Public Records of Clay County, Florida

Parcel Numbers:

18-04-25-007953-056-80	18-04-25-007953-057-10	18-04-25-007953-057-40
18-04-25-007953-056-81	18-04-25-007953-057-11	18-04-25-007953-057-41
18-04-25-007953-056-82	18-04-25-007953-057-12	18-04-25-007953-057-42
18-04-25-007953-056-83	18-04-25-007953-057-13	18-04-25-007953-057-43
18-04-25-007953-056-84	18-04-25-007953-057-14	18-04-25-007953-057-44
18-04-25-007953-056-85	18-04-25-007953-057-15	18-04-25-007953-057-45
18-04-25-007953-056-86	18-04-25-007953-057-16	18-04-25-007953-057-46
18-04-25-007953-056-87	18-04-25-007953-057-17	18-04-25-007953-057-47
18-04-25-007953-056-88	18-04-25-007953-057-18	18-04-25-007953-057-48
18-04-25-007953-056-89	18-04-25-007953-057-19	18-04-25-007953-057-49
18-04-25-007953-056-90	18-04-25-007953-057-20	18-04-25-007953-057-50
18-04-25-007953-056-91	18-04-25-007953-057-21	18-04-25-007953-057-51
18-04-25-007953-056-92	18-04-25-007953-057-22	18-04-25-007953-057-52
18-04-25-007953-056-93	18-04-25-007953-057-23	18-04-25-007953-057-53
18-04-25-007953-056-94	18-04-25-007953-057-24	18-04-25-007953-057-54
18-04-25-007953-056-95	18-04-25-007953-057-25	18-04-25-007953-057-55
18-04-25-007953-056-96	18-04-25-007953-057-26	18-04-25-007953-057-56
18-04-25-007953-056-97	18-04-25-007953-057-27	18-04-25-007953-057-57
18-04-25-007953-056-98	18-04-25-007953-057-28	18-04-25-007953-057-58
18-04-25-007953-056-99	18-04-25-007953-057-29	18-04-25-007953-057-59
18-04-25-007953-057-00	18-04-25-007953-057-30	18-04-25-007953-057-60
18-04-25-007953-057-01	18-04-25-007953-057-31	18-04-25-007953-057-61
18-04-25-007953-057-02	18-04-25-007953-057-32	18-04-25-007953-057-62
18-04-25-007953-057-03	18-04-25-007953-057-33	18-04-25-007953-057-63
18-04-25-007953-057-04	18-04-25-007953-057-34	18-04-25-007953-057-64
18-04-25-007953-057-05	18-04-25-007953-057-35	18-04-25-007953-057-65
18-04-25-007953-057-06	18-04-25-007953-057-36	18-04-25-007953-057-66
18-04-25-007953-057-07	18-04-25-007953-057-37	18-04-25-007953-057-67
18-04-25-007953-057-08	18-04-25-007953-057-38	18-04-25-007953-057-68
18-04-25-007953-057-09	18-04-25-007953-057-39	18-04-25-007953-057-69

Exhibit "B" to Special Warranty Deed
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREYHAWK UNIT 3, as recorded in Plat Book 64, Pages 64 through 75, of the Public Records of Clay County, Florida.
3. Agreement For Assignment of Development Rights between Armstrong Venture, L.L.C., a Florida limited liability company and AFI Associates, Inc., a Florida corporation recorded in Book 3319, page 885, as affected by Assignment of Development Rights to Greyhawk Venture, LLC, a Florida limited liability company recorded in Book 4002, Page 1045 and as amended by First Amendment to Agreement for Assignment of Development Rights recorded in Book 4402, Page 1162, of the Public Records of Clay County, Florida.
4. Notice Of Establishment Of The Armstrong Community Development District recorded in Book 3880, Page 479; Final Judgment recorded in Book 3955, Page 1960; Notice Regarding CDD Assessments recorded in Book 4002, Page 1080; Armstrong Community Development District's Notice Of Series 2019A Special Assessments recorded in Book 4247, Page 217; Collateral Assignment And Assumption Of Development Rights recorded in Book 4247, Page 223; Agreement By And Between Armstrong Community Development District And Greyhawk Venture, LLC, Regarding The True-Up And Payment Of Series 2019A Assessments recorded in Book 4247, Page 237; Declaration Of Consent To Jurisdiction Of Armstrong Community Development District And To Imposition Of Special Assessments recorded in Book 4247, Page 1112; and Amended & Restated Disclosure Of Public Financing And Maintenance Of Improvements To Real Property Undertaken By The Armstrong Community Development District recorded in Book 4251, Page 1928, all of the Public Records of Clay County, Florida.
5. Pond Easement Agreement between Armstrong Venture, L.L.C., a Florida limited liability company, and DFH MOF Eagle Landing, L.L.C., a Delaware limited liability company, recorded in Book 3968, Page 835, of the Public Records of Clay County, Florida (as to Lots 386 through 404, inclusive, and Lots 406 through 445, inclusive).
6. School Impact Fee Credits Agreement between Armstrong Venture, L.L.C., a Florida limited liability company and Greyhawk Venture, LLC, a Florida limited liability company recorded in Book 4002, Page 1086, of the Public Records of Clay County, Florida.
7. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 4114, Page 2105, as supplemented by Supplement to the Declaration of Covenants, Conditions and Restrictions for Greyhawk recorded in Book 4353, Page 435, as further supplemented by Supplement to the Declaration of Covenants, Conditions and Restrictions for Greyhawk recorded in Book 4432, Page 1171, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Greyhawk recorded in Book 4465, Page 1025, of the Public Records of Clay County, Florida, as amended by Second Amendment to Declaration of Covenants, Conditions and Restriction for Greyhawk, recorded concurrently with this Special Warranty Deed, and as affected by the Authorization of Builder Rights (Greyhawk) between Greyhawk Venture, LLC, a Florida limited liability company, and Lennar Homes, LLC, a Florida limited liability company, recorded concurrently with this Special Warranty Deed.
8. Right-of-Way Easement granted to Clay Electric Cooperative, Inc. recorded in Book 4121, Page 2187, of the Public Records of Clay County, Florida (as to Lots 369, 370, 405, 406, 432, 433 and 458).

9. Easement granted to Clay Electric Cooperative by instrument recorded in Book 4181, page 770, of the Public Records of Clay County, Florida (as to Lots 405 and 433).
10. Developer Agreement between Greyhawk Venture, LLC, a Florida limited liability company and Clay County Utility Authority, an independent special district established under Chapter 94-491, Laws of Florida, Special Acts of 1994 recorded in Book 4257, Page 769, of the Public Records of Clay County, Florida.
11. Non-exclusive easements granted to Clay Electric Cooperative by instrument recorded in Book 4434, page 784, of the Public Records of Clay County, Florida.
12. Declaration of Restrictive Covenants by and between Greyhawk Venture, LLC, a Florida limited liability company, and Lennar Homes, LLC, a Florida limited liability company recorded concurrently with this Special Warranty Deed.