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Doc Stamps: \$16,238.60

Prepared by and return to:

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2240 Belleair Road
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Clearwater, Florida 33764

A portion of Parent folio #s 23-05-25-010101-001-00
& 24-05-25-010105-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made as of October 29, 2021, by **SANDRIDGE LAND DEVELOPERS, LLC**, a Delaware 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 Phillips Highway, Suite 7, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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**”), together with all fixtures, improvements and appurtenances thereunto appertaining:

See **Exhibit “A”** attached hereto.

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.

[Signature and acknowledgment on following page.]

[Signature page to Special Warranty Deed]

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

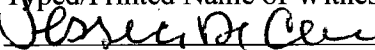
SANDRIDGE LAND DEVELOPERS, LLC,
a Delaware limited liability company



Signature of Witness #1

Carolina Aristimuño

Typed/Printed Name of Witness #1

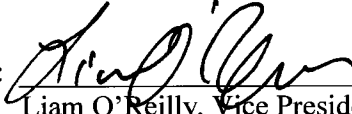


Signature of Witness #2

Jessica DeClue

Typed/Printed Name of Witness #2

By:

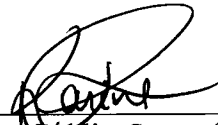


Liam O'Reilly, Vice President

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26th day of October, 2021, by Liam O'Reilly, as Vice President of Sandridge Land Developers, LLC, a Delaware limited liability company, on behalf of the company, (check one) ☒ who is personally known to me or ☐ who has produced a _____ as identification.



Notary Public, State of Florida

My Commission Expires: 05/12/2025

Affix Notary Seal Below:

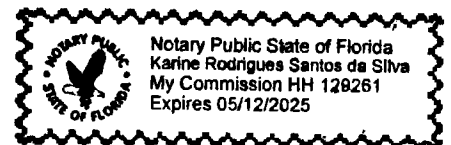


Exhibit "A"
Property

Lots 7, 8, 9, 10, 11, 12, 13, 14, 55, 56, 57, 58, 59, 60, 198, 199, 200, 201, 213, 214, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 235, 236, 237 and 238, GRANARY PARK PHASE 1, according to the plat thereof as recorded in Plat Book 65, Pages 41 through 66, inclusive, of the Public Records of Clay County, Florida.

Exhibit "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Notice of Establishment of the Sandridge Community Development District recorded June 17, 2020 in Official Records Book 4319, Page 225 and Validation recorded August 25, 2020 in Official Records Book 4345, Page 1189, of the Public Records of Clay County, Florida.
3. Clay County Public School Concurrency Proportionate Share Mitigation Agreement recorded December 7, 2020 in Official Records Book 4386, Page 169 and Assignment, recorded December 9, 2020 in Official Records Book 4387, Page 189, of the Public Records of Clay County, Florida.
4. Notice of Special Assessments / Governmental Lien of Record (Master Assessments) recorded December 10, 2020 in Official Records Book 4387, Page 1936, of the Public Records of Clay County, Florida.
5. Declaration of Consent to the Jurisdiction of Sandridge Community Development District and to Imposition of 2021A Special Assessments recorded February 17, 2021 in Official Records Book 4417, Page 992, of the Public Records of Clay County, Florida.
6. Sandridge Community Development District's Notice of Series 2012A Special Assessments recorded February 17, 2021 in Official Records Book 4417, Page 998, of the Public Records of Clay County, Florida.
7. Developer Agreement recorded March 4, 2021 in Official Records Book 4424, Page 2028, of the Public Records of Clay County, Florida.
8. Declaration of Covenants, Conditions and Restrictions for Granary Park recorded August 13, 2021 in Official Records Book 4495, Page 1026, as may be subsequently amended, as affected by Authorization of Builder's Rights by and between Sandridge Land Developers, LLC and Lennar Homes, LLC, recorded concurrently herewith, of the Public Records of Clay County, Florida.
9. All matters contained on the Plat of Granary Park Phase 1 recorded in Plat Book 65, Pages 41 through 66, inclusive, of the Public Records of Clay County, Florida.
10. Declaration of Restrictive Covenants by and between Sandridge Land Developers, LLC and Lennar Homes, LLC, recorded concurrently herewith, of the Public Records of Clay County, Florida.