

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Frank E. Miller, Esq.  
Gunster, Yoakley & Stewart  
One Independent Dr. Suite 2300  
Jacksonville, FL 32202

**Folio Number:** 23-05-25-010099-000-00

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the 1<sup>st</sup> day of June, 2022, by **EARL W. LEE and OLIVE E. LEE**, husband and wife, whose address is 2440 Sandridge Road, Green Cove Springs, FL 32043 ("**Grantor**"), to **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 9440 Philips Highway, Suite 7, Jacksonville, FL 32256 ("**Grantee**").

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

**W I T N E S S E T H :**

**THAT**, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Clay County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

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

**AND** Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2022, and subsequent years, which are not yet due and payable, and those certain matters described in **Exhibit "B"** attached hereto and made a part hereof, provided, that this reference shall not serve to reimpose the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully warrants the 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 PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

By: [Signature]  
Print Name: Earl W. Lee

Earl W. Lee (SEAL)  
EARL W. LEE

By: [Signature]  
Print Name: Bridget Flanagan

Olive E. Lee (SEAL)  
OLIVE E. LEE

STATE OF FLORIDA  
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of May 2022, by EARL W. LEE and OLIVE E. LEE, husband and wife, who personally appeared before me and are ☐ personally known to me or ☒ has produced valid DL as identification.

[NOTARY SEAL]

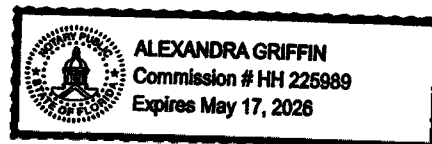
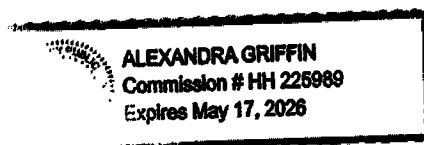
[Signature]  
Notary Public Signature

Typed or Printed Notary Name

Notary Public-State of FL

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A" TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION OF THE PROPERTY**

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH  $01^{\circ}50'57''$  WEST, ALONG THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 2008.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE  $01^{\circ}50'57''$  WEST, ALONG LAST SAID LINE, 502.21 FEET; THENCE NORTH  $87^{\circ}48'29''$  EAST, 593.22 FEET TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH  $01^{\circ}38'56''$  EAST, ALONG LAST SAID LINE, 480.15 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH  $89^{\circ}56'00''$  WEST, ALONG LAST SAID LINE, 590.40 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B" TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

**[TO BE LIMITED TO RECORDED INSTRUMENTS ONLY AS SET FORTH ON SCHEDULE B-II OF THE TITLE COMMITMENT AS PERMITTED EXCEPTIONS HEREUNDER]**

None.