

THIS INSTRUMENT PREPARED BY:

Biskind, Hunt & Semro, PLC
8901 East Pima Center Parkway, Suite 225
Scottsdale, AZ 85258
Attn: Neil D. Biskind

WHEN RECORDED, RETURN TO:

Lennar Homes, LLC
9440 Philips Highway, Suite 7
Jacksonville, FL 32256
Attn: Scott Keiling

SPECIAL WARRANTY DEED
(Granary Park, Florida)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company (the "Grantor"), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants to LENNAR HOMES, LLC, a Florida limited liability company ("Grantee"), whose address is 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256, that certain real property situated in Clay County, Florida, described as follows (the "Lots"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

[Signature on Next Page]

EXECUTED this 18th day of August, 2022.

GRANTOR:

Signed, sealed and delivered in the presence of:

AG EHC II (LEN) MULTI STATE 2, LLC,
a Delaware limited liability company

[Signature]
Signature of Witness

By: Essential Housing Asset Management,
LLC, an Arizona limited liability company,
its Authorized Agent

GEORGE SEMAO
Print Name

By: [Signature]
Steven S. Benson, its Manager

[Signature]
Signature of Witness

Vanessa Barua
Print Name

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 18th day of August, 2022, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 2, LLC, a Delaware limited liability company, for and on behalf thereof.

[Signature]
Notary Public

(SEAL)

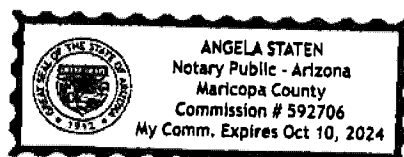


EXHIBIT "A"

LEGAL DESCRIPTION

(Granary Park, Florida)

Lots, 19, 20, 21, 72, 73, 74, 102, 103, 104, 105 and 184, as shown on the plat of Granary Park Phase 1 according to the plat therefore, as recorded in Plat Book 65, pages 41 through 66, inclusive, of the public records of Clay County, Florida.