

**THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDING SHOULD BE RETURNED TO:**

DUANE C. ROMANELLO, ESQ.  
1919 BLANDING BLVD  
JACKSONVILLE, FL 32210  
904-384-1441

Clay County Parcel Identification #s: 260424-005572-201-02, 260424-005572-201-03, 260424-005572-201-04, 260424-005572-201-05, 260424-005572-201-06, 260424-005572-201-07, 260424-005572-201-08, 260424-005572-201-09, 260424-005572-201-10, 260424-005572-201-11, 260424-005572-201-12, 260424-005572-201-13, 260424-005572-201-14, 260424-005572-201-15, 260424-005572-201-16

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, executed the 7<sup>th</sup> day of October 2022, by **FOXMEADOWS UNIT 8-A, LLC**, a Florida limited liability company ("**Grantor**"), having a mailing address of 5851 Timuquana Road, Suite 301, Jacksonville, Florida 32210, in favor of **Maronda Homes, LLC of Florida a Florida limited liability company** ("**Grantee**"), having an address of 4005 MARONDA WAY, SANFORD, FL 32771.

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

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in CLAY County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2022 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

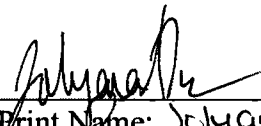
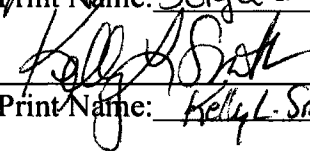
*[Signature Page Follows]*

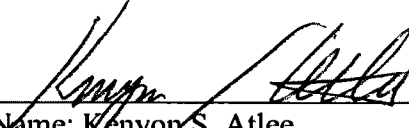
**IN WITNESS WHEREOF**, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**FOXMEADOWS UNIT 8-A, LLC**, a Florida  
limited liability company

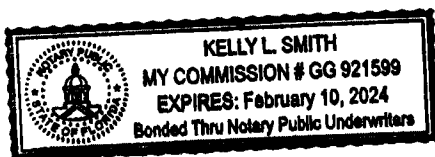
  
Print Name: Juliana Rosa  
  
Print Name: Kelly L. Smith

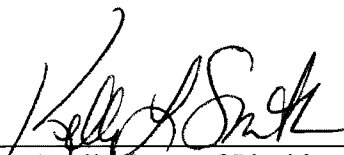
By:   
Print Name: Kenyon S. Atlee  
Title: Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7<sup>th</sup> day of October 2022, by Kenyon S. Atlee, Manager of **FOXMEADOWS UNIT 8-A, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



  
Notary Public, State of Florida  
Print Name: Kelly L. Smith  
My Commission No: 921599  
My Commission expires: 2-10-24

**Exhibit "A"**

**Property**

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, of Foxmeadow Unit 8-B according to map or plat thereof as recorded in Plat Book 68, Pages 31 through 38 of the public records of Clay County, Florida.