

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:

Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:

BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Brad Cianni
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 8th day of June, 2023, is made and entered into by and between **ARVM 5, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **CBAR ASSET COMPANY LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of CLAY, in the State of Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 29th day of May, 2023.

SIGNED, SEALED AND DELIVERED in the
presence of:

[Signature]

Witness

Print Name: Monika Eckert

[Signature]

Witness

Print Name: David Johnson

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: [Signature]

Name: Jay Eckert

Title: Authorized Signer

STATE OF TEXAS

§

§

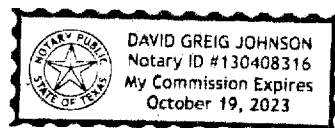
COUNTY OF TRAVIS

§

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 29th day of May, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer for ARVM 5, LLC, on behalf of the company.

☐ Personally Known, or ☒ Identification Produced (TX Driver's License)

SEAL:



[Signature]
Notary Public

Commission Expires: 10/19/2023

☐ Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 15, Block 3, GREENWOOD ESTATES UNIT THREE, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 39 and 40, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 1663 Rhonda Dr, Middleburg, FL 32068
PARCEL ID: 34-04-25-008153-318-00
TITLE FILE NO: 8761695-1

TRACT 2:

Lot 20, Orange Park South Unit 1, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38 through 41, inclusive, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 2232 Botany St, Middleburg, FL 32068
PARCEL ID: 41-05-26-008823-001-21
TITLE FILE NO: 8397178-1

TRACT 3:

Lot 133 of FLEMING OAKS UNIT 4, according to the map or plat thereof, as recorded at Plat Book 16, Pages 3 and 4, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 254 Oak Drive S, Fleming Island, FL 32003
PARCEL ID: 37-05-26-014614-059-00
TITLE FILE NO: 8174702-1

TRACT 4:

Lot 6 in Block 1 of ISLAND FOREST, according to the map or plat thereof, as recorded in Plat Book 18, Pages 5 through 11, inclusive, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 6049 Bermuda Dr, Fleming Island, FL 32003
PARCEL ID: 37-05-26-014609-007-00
TITLE FILE NO: 8075301-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1663 RHONDA DR, MIDDLEBURG, FL 32068) ONLY:

- (1) Conditions as disclosed on Plan/Plat of Greenwood Estates Unit Three Plan of Lots recorded in Plan (book) 16 (page) 39, Clay County, Florida.
- (2) Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color,

religion, sex, handicap, familial status or national origin), recorded in Official Records (book) 618 (page) 409 , Clay County, Florida . As amended and supplemented thereto.

AS TO TRACT 2 (2232 BOTANY ST, MIDDLEBURG, FL 32068) ONLY:

- (1) All matters as contained on the Plat of Orange Park South, Unit 1, recorded in Plat Book 19, Page 38 through 41, inclusive, of the Public Records of Clay County, Florida.
- (2) Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 876, page 352, as amended in Official Records Book 974, page 5, as may be subsequently amended.
- (3) Agreement recorded in Official Records Book 883, Page 124.
- (4) Clay Electric Cooperative, Inc. easement recorded in Official Records Book 811, page 593, Official Records Book 897, page 350 and re-recorded in Official Records Book 926, page 368.
- (5) Easement(s) as set forth in instrument(s) recorded in Official Records Book 931, Page 144, assigned in Official Records Book 1437, page 1980.

AS TO TRACT 3 (254 OAK DRIVE S, FLEMING ISLAND, FL 32003) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 16, Pages 3 and 4.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 572, Page 68.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 576, Page 553.

AS TO TRACT 4 (6049 BERMUDA DR, FLEMING ISLAND, FL 32003) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 18, Pages 5 through 11, inclusive.

Exhibit "B"
Permitted Exception(s)

- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 796, Page 745; Book 1057, Page 705 and Book 937, Page 367.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 57, Page 328; Book 798, Page 304; Book 825, Page 595; Book 828, Page 725 and Book 1000, Page 499.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 798, Page 149.
- (5) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 625, Page 78 and Book 862, Page 351. The Company makes no representation as to the present ownership of said interest(s).