

THIS DOCUMENT PREPARED BY AND RETURN TO:
CASSIDY E BERGSTROM, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FLORIDA 32202

PREPARED WITHOUT BENEFIT OF
TITLE EXAMINATION OR OPINION
OF TITLE OR SURVEY

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED (“Deed”) is made and executed as of the 12th day of August, 2024 by **LENNAR HOMES, LLC**, a Florida limited liability company (“Grantor”), whose address is 5505 Waterford District Drive, 5th Floor, Miami, Florida 32126 to **MILLROSE PROPERTIES FLORIDA, LLC**, a Florida limited liability company (“Grantee”), whose address is 5505 Waterford District Drive, 5th Floor, Miami, Florida 32126.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Clay County, Florida, more particularly described on **Exhibit “A”** attached hereto and made a part of this Deed (the “Property”).

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple.

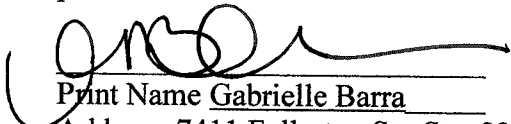
Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.


NOTE TO DOCUMENTARY STAMP TAX EXAMINER AND CLERK:

GRANTOR AND GRANTEE ARE WHOLLY OWNED SUBSIDIARIES OF THE SAME OWNER. THE PROPERTY BEING CONVEYED BY GRANTOR TO GRANTEE IS UNENCUMBERED BY ANY MORTGAGE LIEN AND IS BEING CONVEYED WITHOUT GRANTOR RECEIVING ANY CONSIDERATION FROM GRANTEE, SUCH THAT GRANTEE DOES NOT CONSTITUTE A “PURCHASER” AND THE TRANSACTION EVIDENCED BY THIS DEED IS MERELY A CHANGE IN THE FORM OF OWNERSHIP BY THE ENTITIES WHO HAD OWNED AND CONTINUE TO OWN THE PROPERTY CONSTITUTING A MERE “BOOK TRANSACTION”. ACCORDINGLY, PURSUANT TO THE FLORIDA SUPREME COURT’S DECISION IN CRESCENT MIAMI CENTER, LLC VS. FLORIDA DEPARTMENT OF REVENUE, 903 SO. 2D 913 (Florida 2005), NO DOCUMENTARY STAMP TAXES ARE DUE ON THIS DEED UNDER FLORIDA STATUTES §201.02.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.


Signed, sealed and
delivered in the
presence of:


Print Name Gabrielle Barra
Address: 7411 Fullerton St., Ste. 220
Jacksonville, FL 32256


Print Name William Fitzgerald
Address: 7411 Fullerton St., Ste. 220
Jacksonville, FL 32256

GRANTOR:

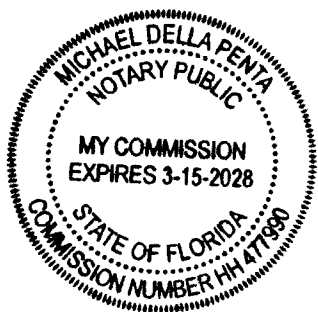
LENNAR HOMES, LLC,
a Florida limited liability company

By: 
Name: Scott Keiling
Its: Vice President

STATE OF FLORIDA }
 }
COUNTY OF DUVAL }
 }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2024, by Scott Keiling, the Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or who ☐ has produced N/A as identification.

[NOTARIAL SEAL]



Notary: Michael Della Penta
Print Name: MICHAEL DELLA PENTA
Notary Public, State of Florida
My commission expires: 3-15-2028

EXHIBIT "A"**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 NORTH 89°37'25" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 23, A DISTANCE OF 849.62 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1587, PAGE 1332 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; THENCE SOUTH 05°05'13" EAST, ALONG LAST SAID LINE, 1512.76 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1560, PAGE 1206 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 84°57'22" WEST, ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE, A DISTANCE OF 446.45 FEET TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH 01°38'56" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 1417.48 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 739-B (AN 80 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 71530-2603, DATED 12-6-62); THENCE NORTH 78°15'02" EAST, ALONG LAST SAID LINE, 642.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1392.40 FEET, AN ARC DISTANCE OF 427.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°27'27" EAST, 425.65 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1587, PAGE 1332; THENCE NORTH 89°57'58" WEST, ALONG LAST SAID LINE, 70.85 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 05°00'44" WEST, ALONG LAST SAID LINE, 1212.79 FEET TO SAID NORTHERLY LINE OF OFFICIAL RECORDS 1560, PAGE 1206; THENCE SOUTH 84°57'22" WEST, ALONG LAST SAID LINE, 366.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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 NORTH 89°37'25" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 23, A DISTANCE OF 849.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1587, PAGE 1332 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; THENCE SOUTH 05°05'13" EAST, ALONG LAST SAID LINE, 565.13

FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°05'13" EAST, CONTINUING ALONG LAST SAID LINE, 947.63 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1560, PAGE 1206 OF SAID PUBLIC RECORDS; THENCE SOUTH 84°57'22" WEST, ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE, A DISTANCE OF 446.45 FEET TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH 01°38'56" WEST, ALONG LAST SAID LINE, 466.20 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 89°56'00" WEST, ALONG LAST SAID LINE, 590.40 FEET TO THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 01°50'57" EAST, ALONG LAST SAID LINE, 1814.01 FEET THENCE NORTH 73°32'35" EAST, 17.20 FEET; THENCE NORTH 39°17'58" EAST, 45.58 FEET; THENCE SOUTH 01°47'02" WEST, 187.26 FEET; THENCE NORTH 27°16'44" EAST, 37.65 FEET; THENCE NORTH 00°04'10" WEST, 57.33 FEET; THENCE NORTH 13°26'41" EAST, 68.12 FEET; THENCE NORTH 52°59'09" EAST, 45.12 FEET; THENCE NORTH 58°17'35" EAST, 45.58 FEET; THENCE NORTH 81°24'21" EAST, 35.08 FEET; THENCE NORTH 43°45'57" EAST, 39.83 FEET; THENCE NORTH 78°50'14" EAST, 24.33 FEET; THENCE SOUTH 28°57'03" EAST, 33.58 FEET; THENCE SOUTH 11°43'14" EAST, 36.99 FEET; THENCE NORTH 88°01'51" WEST, 28.46 FEET; THENCE SOUTH 24°35'28" WEST, 30.56 FEET; THENCE SOUTH 82°25'46" EAST, 38.28 FEET; THENCE SOUTH 62°16'15" EAST, 46.69 FEET; THENCE NORTH 82°55'38" EAST, 28.38 FEET; THENCE SOUTH 77°18'20" EAST, 33.57 FEET; THENCE SOUTH 06°02'49" WEST, 86.33 FEET; THENCE SOUTH 16°42'46" EAST, 44.40 FEET; THENCE SOUTH 39°56'29" EAST, 51.45 FEET; THENCE SOUTH 35°18'57" WEST, 53.41 FEET; THENCE SOUTH 04°19'58" EAST, 53.13 FEET; THENCE SOUTH 23°14'54" WEST, 57.55 FEET; THENCE SOUTH 02°48'12" EAST, 49.80 FEET; THENCE SOUTH 25°41'03" EAST, 39.75 FEET; THENCE SOUTH 49°12'40" EAST, 91.61 FEET; THENCE SOUTH 12°53'48" EAST, 102.78 FEET; THENCE NORTH 56°35'19" EAST, 61.93 FEET; THENCE NORTH 49°17'14" EAST, 28.46 FEET; THENCE NORTH 59°51'47" EAST, 55.14 FEET; THENCE NORTH 43°27'35" WEST, 45.52 FEET; THENCE NORTH 50°25'09" EAST, 69.22 FEET; THENCE NORTH 12°11'31" EAST, 55.39 FEET; THENCE NORTH 73°54'15" EAST, 47.41 FEET; THENCE SOUTH 27°17'52" EAST, 38.08 FEET; THENCE SOUTH 07°27'39" WEST, 36.08 FEET; THENCE SOUTH 17°23'27" EAST, 65.43 FEET; THENCE NORTH 11°32'49" EAST, 63.91 FEET; THENCE NORTH 62°15'05" EAST, 35.99 FEET; THENCE SOUTH 67°12'02" EAST, 30.18 FEET; THENCE SOUTH 04°29'47" EAST, 60.33 FEET; THENCE SOUTH 13°51'02" WEST, 30.13 FEET; THENCE SOUTH 87°45'03" EAST, 52.37 FEET; THENCE NORTH 44°35'26" EAST, 50.33 FEET; THENCE NORTH 23°30'22" EAST, 29.50 FEET; THENCE NORTH 31°29'47" WEST, 60.37 FEET; THENCE NORTH 15°45'01" EAST, 46.06 FEET; THENCE NORTH 38°46'06" EAST, 53.42 FEET; THENCE NORTH 10°07'28" EAST, 56.61 FEET; THENCE SOUTH 05°59'00" EAST, 115.97 FEET; THENCE NORTH 42°50'02" EAST, 17.93 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE LANDS DESCRIBED ON THE PLAT OF HOLSTEIN CROSSING PHASE 1, RECORDED IN PLAT BOOK 73, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

TOGETHER WITH:

THE LANDS DESCRIBED ON THE PLAT OF HOLSTEIN CROSSING PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 25 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

LESS AND EXCEPT: (A) THE ROAD RIGHTS-OF-WAY DESIGNATED AS AGRICULTURE AVENUE, GRAND FINALE STREET, LITTLE TROUT LANE, AND HERD STREET, TRACT A (LIFT STATION), TRACTS B AND C (20' ADEQUATE PUBLIC FACILITIES), TRACTS D, E, AND T (10' PERIMETER BUFERS), TRACTS G, L, O, R, V, AND W (OPEN SPACES), TRACTS F AND H (PARKS), TRACTS I, N, AND S (SWMF / UDE), AND TRACT Q (50' DRIVEWAY ACCESS), ALL AS SHOWN ON THE PLAT OF HOLSTEIN CROSSING PHASE 1, RECORDED IN PLAT BOOK 73, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; (B).

ALSO LESS AND EXCEPT:

THE ROAD RIGHTS-OF-WAY DESIGNATED AS GRAND FINALE STREET, LITTLE TROUT LANE, WRIGHTS WAY AND HERD STREET, TRACTS A, B AND G (10' PERIMETER BUFFER), TRACT C (OPEN SPACE), TRACT D (PARK), AND TRACTS E AND F (VEGETATIVE NATURAL BUFFERS), ALL AS SHOWN ON THE PLAT OF HOLSTEIN CROSSING PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 25 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LOTS 191, 192, AND 193 DESCRIBED ON THE PLAT OF HOLSTEIN CROSSING PHASE 1, RECORDED IN PLAT BOOK 73, PAGES 15 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT any portion of the above described land conveyed by Grantor to any third party by any other deed dated between the vesting deed into Grantor of such land and the date of this Deed.