

NOTE TO CLERK: Documentary Stamp Taxes in the amount of \$0.70 is due upon recordation of this Deed, as the conveyance is merely a change in the form of ownership by the entity who had owned and will continue to own these properties. There is no mortgage on the subject properties and no other consideration for this transfer. § 201.02, Fla. Stat. Ann.; *Crescent Miami Center v. Florida Dept. of Revenue*, 903 So. 2d 913 (Fla. 2005).

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, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 14th day of November, 2024, is made and entered into by and between **ARMM ASSET COMPANY 2 LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("Grantor")*, and **ARMM ASSETS 2 LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("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 6 day of November, 2024.

SIGNED, SEALED AND DELIVERED in the presence of:

GRANTOR:

**ARMM ASSET COMPANY 2 LLC, a
Delaware limited liability
company**

[Signature]
Witness
Print Name: Jay Eckert
ADDRESS: 401 Congress Avenue
33rd Floor, Austin, TX 78701

By: [Signature]
Name: Joseph V. Gatti
Title: Vice President and Secretary

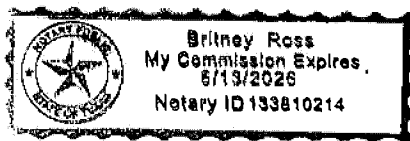
[Signature]
Witness
Print Name: Grahame Gornall
ADDRESS: 401 Congress Avenue
33rd Floor, Austin, TX 78701

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 6 day of November, 2024, by Joseph V. Gatti, as Vice President and Secretary for ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, on behalf of the company.

☒ Personally Known, or ☐ Identification Produced (_____)

SEAL:



[Signature]
Notary Public
Commission Expires: 6/13/26
☐ Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 53, Block 2, of SANDY HOLLOW, according to the plat thereof, as recorded in Plat Book 17, Pages 59 and 60, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 1701 Sandy Hollow Loop, Middleburg, FL 32068
PARCEL ID: 35-04-25-008190-055-00
TITLE FILE NO: 9559680-1

TRACT 2:

Lot 39, HABITAT, according to the Map or Plat thereof, as recorded in Plat Book 20, Page(S) 1 through 5, inclusive, of the public records of Clay County, Florida.

COMMONLY KNOWN AS: 1871 Alberta Ct S, Middleburg, FL 32068
PARCEL ID: 32-04-25-009016-010-39
TITLE FILE NO: 9601821-1

TRACT 3:

Lot 7, TANGLEWOOD VILLAGE UNIT 5-B, according to the Plat thereof, recorded in Plat Book 17, Page(s) 5 and 6, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 2887 Gatling Blvd, Orange Park, FL 32065
PARCEL ID: 27-04-25-020963-543-00
TITLE FILE NO: 10029792-1

TRACT 4:

Lot 40, Block 37, MEADOWBROOK UNIT TWELVE, according to Plat thereof recorded in Plat Book 13, Page 71, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS: 409 Aquarius Concourse, Orange Park, FL 32073
PARCEL ID: 01-04-25-011758-230-00
TITLE FILE NO: 9851816-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1701 SANDY HOLLOW LOOP, MIDDLEBURG, FL 32068) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 17, Page 59.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 755, Page 398.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 751, Page 493; Book 1624, Page 1343 and Book 777, Page 708.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 868, Page 144.

AS TO TRACT 2 (1871 ALBERTA CT S, MIDDLEBURG, FL 32068) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 20, Page 1.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 933, Page 180 and Book 1436, Page 1660.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 939, Page 706; Book 965, Page 505; Book 1015, Page 58 and Book 1227, Page 671.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1015, Page 50.

AS TO TRACT 3 (2887 GATLING BLVD, ORANGE PARK, FL 32065) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 17, Page 5 and Book 16, Page 1.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 666, Page 169.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 313, Page 36 and Book 314, Page 587.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (409 AQUARIUS CONCOURSE, ORANGE PARK, FL 32073) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 13, Page 71.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 360, Page 156.