

This Instrument Prepared
under the supervision of:
Adam Gillman
Deverich & Gillman LLP
20 Pacifica, Suite 320
Irvine, CA 92618

WHEN RECORDED RETURN TO:
Lennar Homes, LLC
7411 Fullerton St, Suite 220
Jacksonville, FL 32256

110041-001328-2-FL

Property Appraiser's Folio No.:

Space Above This Line Reserved for Recorder's Use

SPECIAL WARRANTY DEED

DATE: April 24, 2025

FOR VALUABLE CONSIDERATION, Millrose Properties Florida, LLC, a Florida limited liability company (hereinafter called the "**Grantor**") whose address is 600 Brickell, Suite 1400, Miami, FL 33131, hereby conveys and quitclaims to Lennar Homes, LLC, a Florida limited liability company (hereinafter called the "**Grantee**") whose address is 7411 Fullerton St, Suite 220, Jacksonville, FL 32256, real property in Clay County, Florida, legally described on **Exhibit "A"** attached hereto (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real property taxes and other assessments and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat referenced above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of the Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/NSPS survey of the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, to Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed on the date above.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Wendy Howard
Print Name: Wendy Howard
Address: 1753 Loch Haven Ct. Trinity, FL 34655

Megan Burrus
Print Name: Megan Burrus
Address: 1507 S. Alexander Street Suite 102 Plant City FL 33563 (SEAL)

Millrose Properties Florida, LLC, a Florida limited liability company

BY: Elizabeth Esposito
Elizabeth Esposito
Authorized Signatory

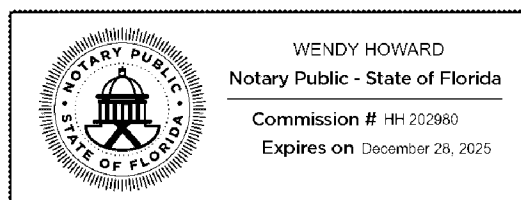
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of April 2025 by Elizabeth Esposito, the Authorized Signatory of Millrose Properties Florida, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to be the persons therein, or produced Driver License as identification.

Wendy Howard
Notary Public, State of Florida
Wendy Howard
Print Name

My commission expires: 12/28/2025
Seal



Notarized remotely online using communication technology via Proof.

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Lots 92, 93, 102, 103, 173, 183 and 184, of HOLSTEIN CROSSING PHASE 1, according to the Plat thereof, as recorded in Plat Book 73, Page 15, of the Public Records of Clay County, Florida.

AND

Lots 16, 17, 18, 20, 21 and 23 of HOLSTEIN CROSSING PHASE 2, according to the Plat thereof, as recorded in Plat Book 73, Page 25, of the Public Records of Clay County, Florida.