CFN # 2025034426, OR BK: 4952 PG: 1914, Pages 1 / 3, Recorded 7/25/2025 1:08 PM, Doc: D TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$27.00 Doc D: \$0.70 Deputy Clerk BlankenshipT

# THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

SAMUEL M. BELTRAMI, ESQ. GUNSTER, YOAKLEY & STEWART, P.A. 1 INDEPENDENT DRIVE, SUITE 2300 JACKSONVILLE, FL 32202

#### **QUITCLAIM DEED**

This QUITCLAIM DEED (this "<u>Deed</u>") is made as of this <u>24</u> day of July, 2025, by **MILLROSE PROPERTIES FLORIDA, LLC**, a Florida limited liability company, whose address is 600 Brickell Avenue, Suite 1400, Miami, Florida 33131 ("<u>Grantor</u>"), to **LENNAR HOMES, LLC**, a Delaware limited liability company ("<u>Grantee</u>"), whose address is 5505 Waterford District Drive, 5<sup>th</sup> Floor, Miami, Florida 32126.

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Quitclaim Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

#### WITNESSETH:

**THAT**, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, releases, remises, and quitclaims unto Grantee, its successors and/or assigns forever, all that certain real property in Clay County, Florida, legally described in **Exhibit A** attached (the "**Property**").

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same to Grantee in fee simple forever.

**SUBJECT TO** all reservations, restrictions and other matters of public record, none of which shall be deemed reimposed by this reference.

[Signature page follows]

NOTE TO CLERK: THIS DEED EFFECTS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FOR NO CONSIDERATION BEING MADE IN ORDER TO CONVEY SUCH REAL PROPERTY, WHICH WAS ERRONEOUSLY CONVEYED TO GRANTOR PURSUANT TO THE GENERAL WARRANTY DEED RECORDED ON AUGUST 13, 2024 IN BOOK 4848, PAGE 632, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BACK TO GRANTEE. NOMINAL DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$0.70 IS BEING PAID IN CONNECTION WITH THIS CONVEYANCE.

IN WITNESS WHEREOF, Grantor I	nas executed this Deed as of the day and year first above
written.	
Signed, sealed and delivered in the presence of:	MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company
Print Name Elizabeth Esposito Address: 501 Office Center Dr., Ste 350	By: Name: Heather McGill Its: Authorized Signatory
Fort Washington, PA 19034	its. Authorized Signatory
Print Name Denise Hundemann Address: 501 Office Center Dr., Ste 350 Fort Washington, PA 19034	
STATE OF Pennsylvania} }SS COUNTY OF Montgomery}	
online notarization, this 24th day of July, 2	ledged before me by means of physical presence or $\square$ 025, by Heather McGill, the Authorized Signatory of C, a Florida limited liability company, on behalf of the me or who $\square$ has produced $\square$ as
[NOTARIAL SEAL]	Notary: <u>Oluxo M. Hundemann</u> Print Name: Denise M. Hundemann Notary Public, State of Pennsylvania My commission expires: March 31, 2029
Commonwealth of Pennsylvania - Notary Seal DENISE M HÜNDEMANN - Notary Public Montgomery County My Commission Expires March 31, 2029 Commission Number 1215742	

BK: 4952 PG: 1916

#### **EXHIBIT A**

## LEGAL DESCRIPTION OF THE PROPERTY

Lots 104, 106, 112, 113, 115, 116, 185, and 186, 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.

### TOGETHER WITH:

Lots 8, 9, and 13, 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.