

**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 “**Deed**”) is made as of this 24 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 (“**Grantor**”), to **LENNAR HOMES, LLC**, a Delaware limited liability company (“**Grantee**”), whose address is 5505 Waterford District Drive, 5th 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.)

W I T N E S S E T H:

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.

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.