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5/14/2026 5:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494549

Doc Stamp-Deed: \$78,120.00

This instrument prepared by and return to:
Stephen D. Rees, Jr., Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202

Folio ID: 0311001091

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 14th day of May 2026, by **Neal Signature Homes, LLC, a Florida limited liability company**, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantor"), to **WB GTIS JV V Grand Park, LLC, a Delaware limited liability company**, whose address is 4065 Crescent Park Drive, Riverview, FL 33578 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Sarasota County, Florida, described on "Exhibit "A" attached hereto (the "Property")

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2026 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is vacant and unimproved and is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor.

[Signature on Following Page]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Print Name: José Grea
Address: 5800 Lakewood Ranch Dr. N.
Sarasota, FL 34240

[Signature]

Print Name: Jennifer Villarreal
Address: 5800 Lakewood Ranch Dr. N.
Sarasota, FL 34240

GRANTOR:

Neal Signature Homes, LLC,
a Florida limited liability company
By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: [Signature]
Pamela Curran, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 13 day of May 2026, by Pamela Curran, as Manager of NCDG Management, LLC, a Florida limited liability company, the Manager of Neal Signature Homes, LLC, a Florida limited liability company, on behalf of the companies.

[Signature]
Signature of Notary Public
(Print Notary Name) Cristina Staeb

AFFIX NOTARY STAMP



My Commission Expires: _____
Commission No _____
 Personally known, or Produced
Identification
Type of Identification Produced: _____

Exhibit "A"

Lots 1 through 31, inclusive, Lots 119 through 144, inclusive, and Lots 147 through 149, inclusive, LONGLEAF AT GRAND PARK, according to the map or plat thereof recorded in Plat Book 60, Pages 133 through 146, inclusive, of the Public Records of Sarasota County, Florida.