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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3500954

This document was prepared by  
and should be returned to:

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Doc Stamp-Deed: \$31,920.00

CONSIDERATION \$4,560,000.00

DOC TAX \$31,920.00  
RECORD \$52.50

PARCEL ID NOS: 0784010010, 0784010011, 0784010012, 0784010013, 0784010014, 0784010015, 0784010016, 0784010017, 0784010018, 0784010019, 0784010020, 0784010021, 0784010022, 0784010023, 0784010024, 0784010025, 0784010026, 0784010027, 0784010028, 0784010029, 0784010030, 0784010031, 0784010032, 0784010033, 0784010034, 0784010035, 0784010036, 0784010037, 0784010038, 0784010039, 0784010040, 0784010041, 0784010042, 0784010043, 0784010044, 0784010045, 0784010046, 0784010047, 0784010048, 0784010049, 0784010050, 0784010051, 0784010052, 0784010053, 0784010054, 0784010055, 0784010056, 0784010057, 0784010058, 0784010059, 0784010060, 0784010061, 0784010062, 0784010063, 0784010064, 0784010065, 0784010066, 0784010067, 0784010068, 0784010069, 0784010070, 0784010071, 0784010072, 0784010073, 0784010074, 0784010075, 0784010076, 0784010077, 0784010078, 0784010079, 0784010080, 0784010081, 0784010082, 0784010083, 0784010084, and 0784010085

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made on May 26, 2026, by and between **MAIN STREET RANGLANDS, LLLP**, a Florida limited liability limited partnership, f/k/a Thomas Ranch Land Partners Village 2A, LLLP, a Florida limited liability limited partnership, hereinafter referred to as "Grantor", whose post office address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and **WELLEN PARK BLF, LLC**, a Delaware limited liability company, hereinafter referred to as Grantee, whose post office address is 8800 N. Gainey Center Dr., Suite 345, Scottsdale, AZ 85258.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its heirs and assigns forever, the following described property situated in Sarasota County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to applicable real estate taxes and assessments for the current year and subsequent years, governmental zoning and use regulations, and covenants, restrictions, reservations, and easements of record, and the Permitted Exceptions listed on Exhibit "B" attached hereto (provided, however, that reference thereto shall not serve to re-impose same).

together with all improvements thereon and all and singular the rights and appurtenances pertaining thereto. Grantor is lawfully seized of said property in fee simple and has good

right and lawful authority to sell and convey said property. Grantor warrants against only the lawful claims of all persons claiming by, through, or under Grantor, but none other. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signatures to Follow]



**EXHIBIT "A"**

Lots 1001-1005, 1101-1104, 1201-1203, 1301-1305, 1401-1405, 1501-1505, 1601-1604, 1701-1704, 1801-1805, 1901-1905, 2001-2005, 2101-2105, 2201-2206, 2301-2305, 2401-2405, and 2501-2505, EDGEWATER EAST, according to the plat thereof as recorded in Plat Book 60, Pages 126 through 132, of the Public Records of Sarasota County, Florida.

## **EXHIBIT "B"**

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEWATER EAST, as recorded in Plat Book 60, Page(s) 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Provisions in Plat of WELLEN PARK DOWNTOWN PHASE 5, as recorded in Plat Book 59, Pages 334 through 344.
4. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument No. 2004223490, Instrument No. 2006023618, Instrument No. 2007048565, Instrument No. 2007086623, Instrument No. 2007176566, Instrument No. 2008055051; and as affected by Notice of Amended Boundary of the West Villages Improvement District as recorded in Instrument No. 2022121327, which contain provisions creating assessments.
5. West Villages Developer Agreement (Post Annexation) recorded in Instrument No. 2020042302 as affected by Joinder and Consent recorded in Instrument No. 2020042589 and Amendment and Restatement recorded in Instrument No. 2024156163 .
6. West Villages Improvement District Unit of Development No. 1 (providing for assessments) Notice of Series 2017 Special Assessments and Government Lien of Record (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, as recorded in Instrument No. 2017111575; and as affected by Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), as recorded in Instrument No. 2017111576; and as affected by Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments (Unit of Development No. 1) (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, as recorded in Instrument No. 2017111577, Instrument No. 2017111578, Instrument No. 2017111579, Instrument No. 2017111580, Instrument No. 2017111581, Instrument No. 2017111582, Instrument No. 2017111583, and in Instrument No. 2017111584; and by Notice by

West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1, as recorded in Instrument No. 2018000839; Agreement regarding the inclusion of certain real property in Unit of Development No. 1, in Instrument No. 2022119302, and as recorded in Instrument No. 2022197410; Amended and Restated Notice of Establishment as recorded in Instrument No. 2022198036; Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record as recorded in Instrument No. 2022198138 and Instrument No. 2025128146., Instrument No. 2025128147.

7. Terms and Provisions of Resolution No. 2018-10 establishing the West Villages Improvement District Unit of Development No. 6 as recorded in Instrument No. 2018084717; and as affected by Notice of Establishment of the West Villages Improvement District Unit of Development No. 6, as recorded in Instrument No. 2018142894.
8. 2019 Amended and Restated Utilities Agreement recorded in Instrument No 2019125013, said instrument contains provisions creating easements, use restrictions, and charges in favor of the City of North Port as affected by 2024 Utilities Agreement - Water Supply as recorded in Instrument No. 2024152165.
9. Public Utility Easement as recorded in Instrument No. 2026014016.
10. Restrictive Covenant executed by and between Grantor and Grantee as of even date herewith and recorded in the Public Records of Sarasota County, Florida.