

6/25/2026 11:13 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512286

Prepared by and return to:

Grant T. Downing, Esq.

Godbold, Downing, Bill, & Rentz, P.A.

222 W. Comstock Avenue, Suite 101

Winter Park, FL 32789

Doc Stamp-Deed: \$9,135.00

A Portion of Tax Parcel Number: 0260050004

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made and executed this 24<sup>th</sup> day of June 2026, by **JEN TAMPA 13 LLC**, a Florida limited liability company, whose address is 1316 W. Swann Avenue, Tampa, Florida 33606, hereinafter called "**Grantor**," to **WEEKLEY HOMES, LLC**, a Delaware limited liability company, whose address is 1111 N. Post Oak Road, Houston, Texas 77055, hereinafter called "**Grantee**";

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Sarasota County, Florida as shown and more particularly described on **Exhibit A** attached hereto and incorporated herein (the "**Property**").

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto of Grantor belonging or in any way appertaining to the Property, subject to the permitted encumbrances identified on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Encumbrances**"), with this reference not serving to re-impose any of said Permitted Encumbrances.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** Grantor, for itself and its successors, hereby covenants with said Grantee and the Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none others; and that the Property is free of all encumbrances, except the Permitted Encumbrances.

IN WITNESS WHEREOF Grantor has caused this Special Warranty Deed in favor of Grantee to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers hereunto duly authorized, the day, month and year first above written.

Signed, sealed and delivered  
in the presence of:

JEN TAMPA 13 LLC, a Florida limited  
liability company

By: [Signature]  
Print Name: Matt O'Brien  
Its: Vice President

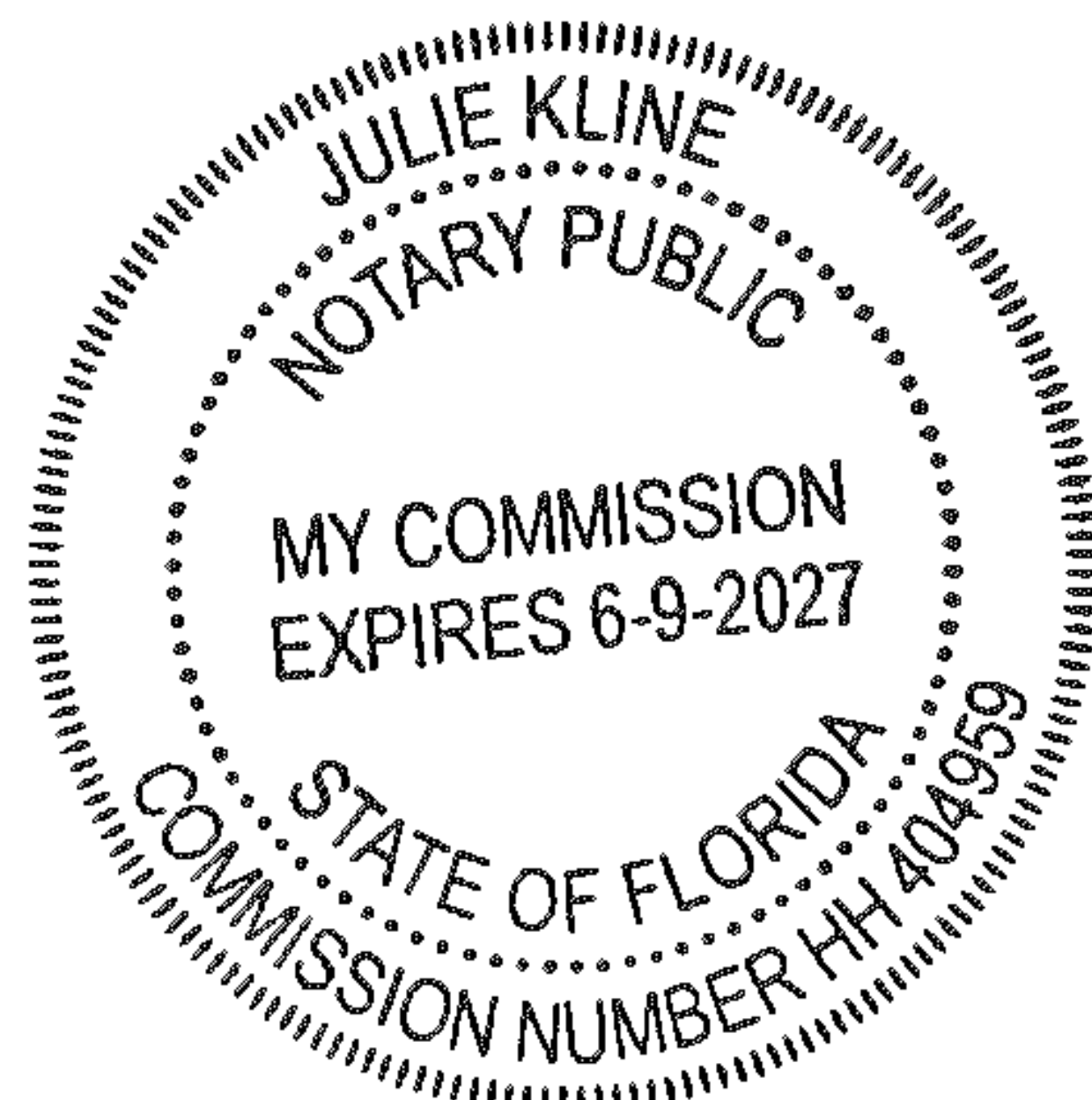
Sign: [Signature]  
Print: Charles O'Brien  
Address: 1316 W. Swann Ave  
Tampa, FL 33606

Sign: [Signature]  
Print: Julie Kline  
Address: 1316 W. Swann Ave  
Tampa, FL 33606

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of June 2026, by Matt O'Brien, as Vice President of Jen Tampa 13 LLC, a Florida limited liability company, on behalf of the company. He is ☒ personally known to me, or ☐ produced \_\_\_\_\_ as identification.



[Signature]  
Print Name: Julie Kline  
Title: Notary Public  
Serial Number, if any: HH404959  
My Commission Expires: 6-9-27

**EXHIBIT A TO DEED FOR PRODUCTION LOTS**

**THE PROPERTY**

Lots 50, 51, 75, 76, 80 and 82, LAKEVIEW CROSSING, according to the Plat thereof as recorded in Plat Book 59, Pages 244 through 249, inclusive, Public Records of Sarasota County, Florida.

## **EXHIBIT B TO DEED FOR PRODUCTION LOTS**

### **PERMITTED ENCUMBRANCES**

1. Real estate taxes for the year 2026 and subsequent years, which are not yet due and payable.
2. Terms and conditions set forth in that certain Memorandum of Agreement between Sarasota Baptist Church, Inc., a Florida not-for-profit corporation (seller) and JEN Tampa 13 LLC, a Florida limited liability company (buyer) recorded July 9, 2024, in Official Records Instrument No. 2024094421, Public Records of Sarasota County, Florida.
3. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law, and not shown by public records, which may take priority over the estate or interest by reason of the Notice of Commencement recorded on July 29, 2025, in Official Records Instrument No. 2025113768, Public Records of Sarasota County, Florida.
4. Reservations in favor of the State of Florida as contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 230, Page 383, Public Records of Sarasota County, Florida. NOTE: The right of entry for mining and exploration in said reservations has been released by Section 270.11 F.S.
5. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded May 29, 1985, in Official Records Book 1782, Page 438, Public Records of Sarasota County, Florida.
6. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded December 18, 2023, in Official Records Instrument No. 2023186592, Public Records of Sarasota County, Florida.
7. Notice to Purchaser recorded July 16, 2025, in Official Records Instrument No. 2025106973, Public Records of Sarasota County, Florida.
8. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments, as contained in that certain Declaration of Covenants, Conditions and Restrictions of Lakeview Crossing recorded July 16, 2025, in Official Records Instrument No. 2025106974, Public Records of Sarasota County, Florida; together with First Amendment recorded October 24, 2025, in Official Records Instrument No. 2025156514, and as may be subsequently amended.
9. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LAKEVIEW CROSSING recorded July 16, 2025, in Plat Book 59, Page 244-249; as affected by Surveyor's Affidavit (correcting error or omission on plat) recorded July 22, 2025, in Official Records Instrument No. 2025110133, Public Records of Sarasota County, Florida.