

7/13/2026 12:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518837

Consideration Paid: \$\$253,000.00
Documentary Stamp Taxes: \$1,771.00
Prepared by Return to:
Sopahdy Welch
NVR Settlement Services, Inc.
3701 Pender Dr., Suite 300
Fairfax, VA 22030

Doc Stamp-Deed: \$1,771.00

Parcel ID#s: 0994080478; 0994080481

Grantee's Taxpayer ID: 54-1394360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made effective as of the 10th of July, 2026 by **Sabal Trace Development Partners, LLC, a Florida limited liability company**, whose address is: **550 SE 5th Ave., #304S, Boca Raton, FL 33432** (the "Grantor"), to and in favor of **NVR, Inc., a Virginia corporation**, whose mailing address is: **10210 Highland Manor Drive, Suite 300, Tampa, FL 33610** (the "Grantee");

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, that certain real property located in **Sarasota** County, Florida, which is particularly described on **Exhibit "A"** attached to this Deed (the "Property"), together with all appurtenances thereunto appertaining;

Special Note: In accordance with the terms and conditions of the Declaration of Restrictive Covenant, recorded on January 30, 2025, in Official Records Instrument #2025014463, of the Public Records of Sarasota County, Florida, the referenced Property is subject to the restrictions described and set forth therein.

TO HAVE AND TO HOLD the Property unto Grantee, Grantee's heirs, successors and assigns in fee simple forever;

SUBJECT TO real estate taxes for **2026** and all subsequent years, as well as any and all easements, restrictions, and reservations of record, if any; provided, however, that reference hereto shall not reimpose the same;

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the person signing on behalf of Grantor is authorized to do so; that the Property is free from all liens and encumbrances, except for taxes for the current and subsequent years not due and payable and all easements, restrictions, and reservations of record as stated SUBJECT TO; and that Grantor does hereby warrant title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees).

[Signature page immediately follows]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

GRANTOR:

[Signature]
Print Name: Maia Marcoschane
Address: 40 Club Village Way
Arden, NC 28704

**Sabal Trace Development Partners, LLC, a
Florida limited liability company**

**By: Fields-Realty, LLC, a Florida
limited liability company, the
Manager**

[Signature]
Print Name: Bhley Bayless
Address: 40 Club Village
Way, Arden NC 28704

[Signature]
By: Kim B. Fields
Its: Authorized Member

STATE OF North Carolina
COUNTY OF Beaufort

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2024, by **Kim B. Fields, the Authorized Member of Fields-Realty, LLC, a Florida limited liability company, the Manager of Sabal Trace Development Partners, LLC, a Florida limited liability company**, who / is personally known to me or / has produced _____ as identification.

[Signature]
NOTARY PUBLIC, State of ~~Florida~~ North Carolina
Heather Hinzman
Print or Stamp Name
My Commission Expires: 4/15/2031
Notary Seal:

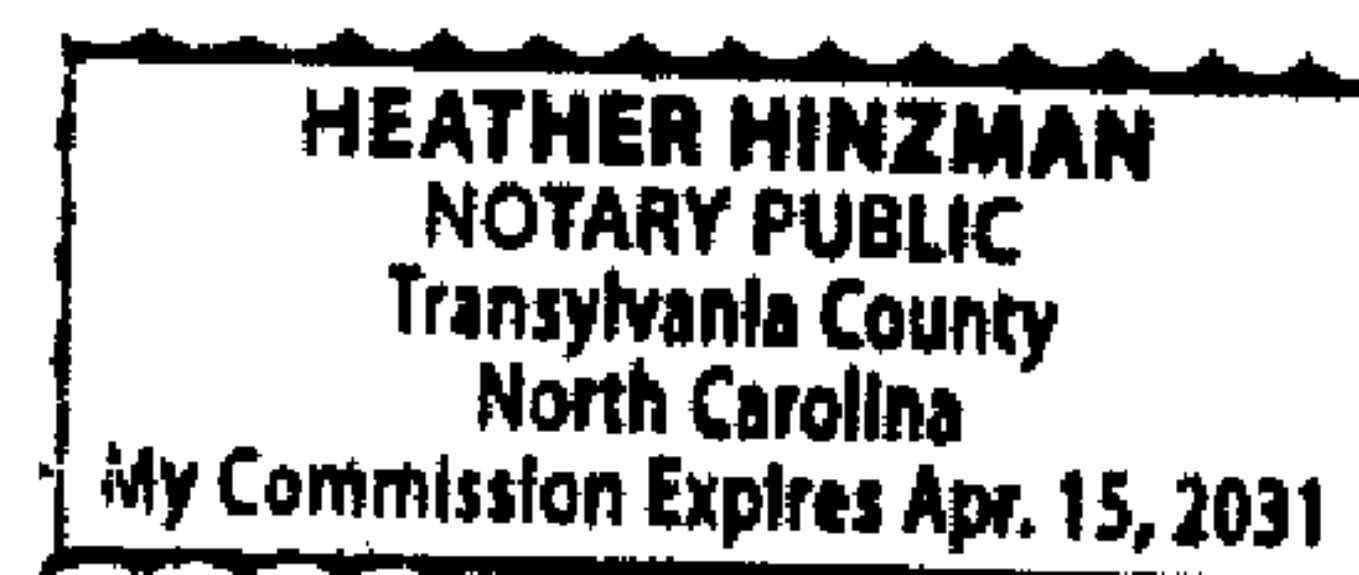


Exhibit "A"
Property

Lots 478 & 481 as shown on plat entitled "CENTRAL PARC PHASE 2" recorded in the Public Records of Sarasota County, Florida in Plat Book 59, pages 1 through 16.