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INSTRUMENT # 2026095783 4 PG(S)

7/14/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3519658



First American Title™

Doc Stamp-Deed: \$2,006.20

Prepared by and Return to:
Paula Huff, an employee of
First American Title Insurance Company
10210 Highland Manor Drive, Ste 120
Tampa, Florida 33610
(813)261-3450

File No.: 111224131
Consideration: \$286,591.35
Tax Parcel Identification Number: 0810030126

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this July 13, 2026, by **Manasota Beach Ranchlands, LLLP, A Florida limited liability limited partnership, formerly known as Thomas Ranch Land Partners North Port, LLLP, A Florida limited liability limited partnership** (the "Grantor") with a mailing address of 4901 Vineland Road Suite 450, Orlando, FL 32811, to **Neal Signature Homes, LLC a Florida Limited Liability Company** (the "Grantee") with a mailing address of: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240.

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situated **Sarasota** County, **Florida**, viz:

Lot 144, EVERLY AT WELLEN PARK, according to the plat thereof, as recorded in Plat Book 57, Pages 66 through 106, of the Public Records of Sarasota County, Florida.

Together with:

Non-exclusive beneficial easement for Ingress and Egress and Development as contained in sections 15.2 and 15.3 of the Community Declaration for Everly as recorded January 30, 2023 in Instrument No.: 2023015845, of the Public Records of Sarasota County, Florida.

TOGETHER with all the privileges, rights, interests, dower, reversions, remainders, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

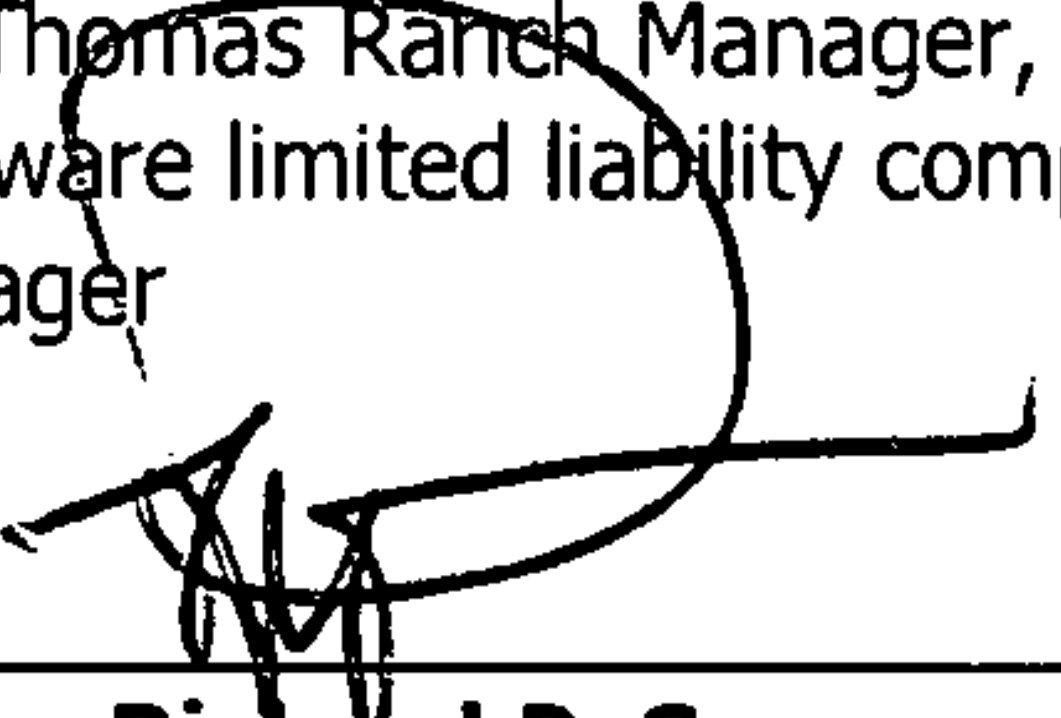
FURTHER, the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby warrants the title to said real property for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and that said real property is free from all encumbrances except, and is subject to the Permitted Exceptions set forth on Exhibit "A", attached hereto and incorporated herein by this reference, which reference hereto shall not reimpose same.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed on the day and year first written above.

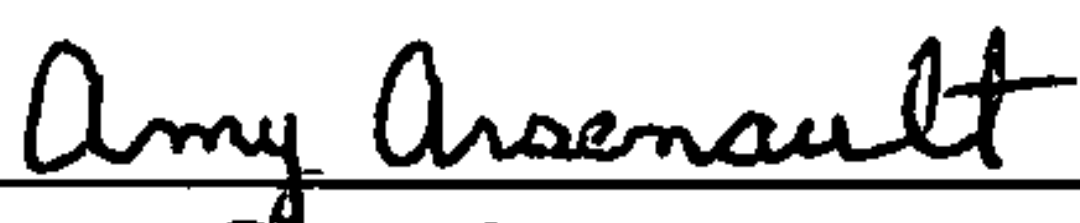
Manasota Beach Ranchlands, LLLP, a
Florida limited liability limited partnership

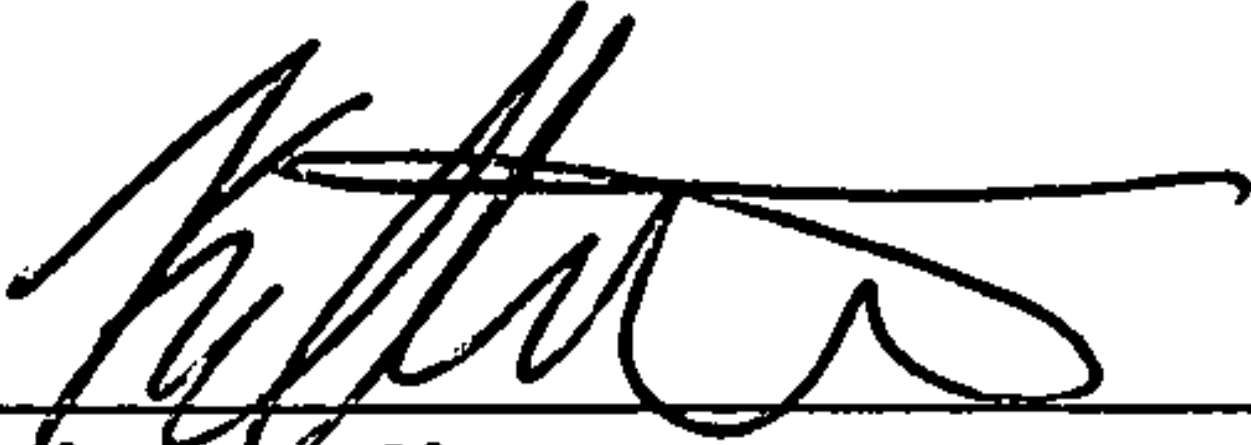
By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as
General Partner

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as
Manager

By: 
Name: **Richard P. Severance**
Title: **Vice President**

Signed, sealed, and delivered in the presence of these witnesses:


Witness Signature
Print Name: Amy Arsenault
Address: 19830 Wellen Park Blvd. #6209
Venice, FL 34293


Witness Signature
Print Name: Kathryn Hall
Address: 19830 Wellen Park Blvd. #6209
Venice, FL 34293

State of **Florida**
County of **Sarasota**

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on June 30, 2026, by **Richard P. Severance, as Vice President, on behalf of Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, formerly known as Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership,** existing under the laws of the State of Florida and as Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company.


Notary Public Signature
Maria Coppinger
(Printed Name)



MARIA COPPINGER
Notary Public
State of Florida
Comm# HH587775
Expires 8/28/2028

My Commission expires: 8/28/2028

{Notarial Seal}

Personally Known ☒ OR
Produced valid Drivers License as Identification ☐

EXHIBIT "A"
Permitted Exceptions

Taxes and assessments accruing subsequent to December 31, 2025, and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record; if any, zoning and other governmental regulations and other matters of record if any, provided, however, this reference shall not serve to impose same.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Everly at Wellen Park, as recorded in Plat Book 57, Page(s) 66; as affected by acceptance of Street Tree and Landscape Easements as recorded February 3, 2023 in Instrument No: 2023018516, 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).

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 #2004223490, 2006023618, 2007048565, 2007086623, 2007176566, 2008055051, 2018000839, 2018084717, 2018142894, as affected by West Villages Improvement District Unit of Development No. 1 Notice of Series 2017 Special Assessments and Government Lien of Record (Series 2017 Refunding Bonds), which contain provisions for liens and assessments, as recorded September 5, 2017 in Official Records Instrument No. 2017111575; and as affected by Collateral Assignment and Assumption of Development Rights (Unit of Development No. 1), as recorded September 5, 2017 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 September 5, 2017 in Instrument nos. 2017111577, 2017111578, 2017111579, 2017111580, 2017111581, 2017111582, 2017111583, and in 2017111584; and by Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 1, as recorded January 3, 2019 in Instrument No. 2018000839; West Villages Improvement District Unit of Development No. 1; Agreement regarding Inclusion of Certain Real Property in Unit of Development No. 1 as recorded July 18, 2022 in Instrument No: 2022119302 and in Instrument No. 2022119304; Notice of Amended Boundary as recorded July 20, 2022 in Instrument No: 2022121327; Amended and Restated Notice of Establishment as recorded July 20, 2022 in Instrument No: 2022121329; Notice of Imposition of Master Special Assessment Lien (Unit No. 9) as recorded August 23, 2022 in Instrument No. 2022138769; Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1 as recorded December 21, 2022 in Instrument No: 2022198036; Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record as recorded December 21, 2022 in Instrument No. 2022198138, of the Public Records of Sarasota County, Florida.

Terms and Provisions of Resolution No. 2018-10 establishing the West Villages Improvement District Unit of Development No. 6 as recorded June 25, 2018 in Instrument no. 2018084717; and as affected by Notice of Establishment of the West Villages Improvement District Unit of Development No. 6, as recorded October 30, 2018 in Instrument No. 2018142894; Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 6 as recorded July 20, 2022 in Instrument No. 2022121328.

Terms and Provisions of Resolution No. 2022-07, as recorded May 20, 2022 in Instrument No.: 2022087186, establishing West Villages Improvement District Unit of Development No. 9 and by Notice of Establishment of West Villages Improvement District Unit of Development No. 9 as recorded June 22, 2022 in Instrument No: 2022105405; as further affected by: Collateral Assignment and Assumption of Development Rights Relating to Unit of Development No. 9 (Series 2023 Bonds), as recorded April 18, 2023 in Instrument No. 2023062283; Agreement Regarding the True-Up and Payment of Special Assessments for Special Assessment Revenue Bonds, Unit of Development No. 9; (Series 2023 Bonds); as recorded April 18, 2023 in Instrument No. 2023062284; Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, Unit of Development 9 Series 2023 Bonds (Series 2023 Bonds); as recorded April 18, 2023 in Instrument No. 2023062285; West Villages Improvement District Unit of Development No. 9 Notice of Series 2023 Special Assessments, and Government Lien of Record as recorded April 18, 2023 in Instrument No. 2023062286; Notice by West Villages Improvement District Unit of Bond for Indebtedness for Unit of Development No. 9 (Series 2023 Bonds); as recorded April 18, 2023 in Instrument No. 2023062569, of the Public Records of Sarasota County, Florida.

City of North Port Ordinance No. 2018-08, as recorded August 8, 2018, in Instrument No. 2018105750, of the Public Records of Sarasota County, Florida.

Restrictive Covenant (including license to use) as recorded September 27, 2018, in Instrument No: 2018128694; as affected by Amendment as recorded May 26, 2021, in Instrument No. 2021097941, of the Public Records of Sarasota County, Florida.

Irrigation Water Supply Agreement as recorded December 6, 2018 in Instrument No. 2018159052; as amended by First Amended recorded in Instrument No: 2021205095; and by Second Amendment as recorded July 25, 2002 in Instrument No. 2022123786, of the Public Records of Sarasota County, Florida.

Use restriction in paragraph 1 of the Declaration of Restrictive Covenants and Rights as recorded August 20, 2021 in Instrument No: 2021153734, of the Public Records of Sarasota County, Florida.

2019 Amended and Restated Utilities Agreement recorded in Instrument No. 2019125013, together with Assignment and Assumption of Equivalent Residential Connections recorded in Instrument No. 2020146285; as affected by City of North Port, Florida, Resolution No. 2023-R-11, as recorded February 21, 2023 in Instrument No. 2023028168, of the Public Records of Sarasota County, Florida.

Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in 2023015845; as amended by First Amendment recorded under Instrument No. 2023135237, as amended by Second Amendment recorded under Instrument No. 2024108084, 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).

Grant of Telecommunications Easement in favor of Hotwire Communications, Ltd., as recorded March 21, 2023 in instrument No. 2023044588, Public Records of Sarasota County, Florida.

Resolution 2025-24 recorded August 25, 2025 in Instrument No. 2025127023.

West Villages Improvement District Initial Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments Unit of Development No. 13 recorded September 4, 2025 in Instrument No. 2025131986; Notice of Establishment of the West Villages Improvement District Unit of Development No. 13 recorded October 8, 2025 in Instrument No. 2025148544.

West Villages Improvement District Notice of Imposition of Master Special Assessment Lien in Instrument No. 2025155810.

Quitclaim Assignment of Rights in Instrument No. 2025165316.