

7/16/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520632

This instrument prepared by:
Stephen D. Rees, Jr., ESQ.
ALLEGiant TITLE PROFESSIONALS, LLC
8470 Enterprise Circle, Suite 201A
Bradenton, FL 34202

File # 61455-145573
Purchase Price: 625,000.00

Parcel Identification No.: 0810030123

Doc Stamp-Deed: \$4,375.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2026, between **Neal Signature Homes, LLC, a Florida Limited Liability Company, Grantor**, and **Jane Keehan and Daniel Keehan, as Trustees of The Keehan Family Living Trust dated February 27, 2026, and any amendments thereto**, whose post office address is: 11758 Blissby Street, Venice, FL 34293, **Grantee**,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following-described real property, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 123, EVERLY AT WELLEN PARK, according to the map or plat thereof, as recorded in Plat Book 57, Page 66, of the Public Records of Sarasota County, Florida.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

and Grantor does hereby specially warrant the title to said property only against the lawful claims of all persons claiming by, through, or under Grantor.

Grantee takes the land subject to the existence and authority of the West Villages Improvement District, under the terms and conditions contained in the Acknowledgment and Consent attached to this Deed, and subject to the requirement that when the Grantee transfers the land to any other person or entity Grantee shall require such transferee to execute and record an Acknowledgment and Consent materially in the form attached to this Deed.

Conveyance of title to the aforesaid property is subject to the restrictions, reservations, easements of record, and taxes for the current year.

In the event construction of a single-family residence on the above-described lot by a builder approved by Grantor is not commenced within 180 days following the date of this deed and thereafter diligently pursued to completion and completed within 12 months after the date of this deed, or in the event the above-described lot or any interest therein is sold or transferred by Grantee prior to completion of such construction without Grantor's written consent, Grantor shall have the option to repurchase the above-described lot for a price equal to: (a) the purchase price of the lot which Grantee paid to Grantor, not including any attorney's fees, interest, closing costs, or financing costs; plus (b) the cost of any permanent improvements constructed by Grantee on the lot. Grantee shall pay closing costs on the repurchase, including title insurance, documentary tax, recording costs, and prorations. This option shall terminate and be of no further effect twenty-four (24) months after the date of this deed, unless an instrument evidencing the exercise of the option by Grantor is sooner recorded in the Public Records of Sarasota County, Florida. In any legal proceeding to enforce or construe any provision of this option in which Grantor is the prevailing party, Grantee shall pay Grantor's attorney's fees and court costs for both trial and appellate proceedings.

Grantor and Grantee agree that this transaction involves interstate commerce and that any "Dispute" (defined below) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the American Arbitration Association and not by or in a court of law or any other proceeding.

"Disputes" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims arising under, or related to, (1) this Deed, the underlying purchase agreement, the Property, the community in which the Property is located or any dealings between Grantee and Grantor, (2) any representations, promises or warranties alleged to have been made by Grantor or Grantor's representatives; and (3) personal injury or property damage alleged to have been sustained by Grantee or other occupants of the Property, or in the community in which the Property is located.

Grantor and Grantee acknowledge that remedies available under federal, state, and local laws remain available through mediation and arbitration only. NO CLASS ACTION, OR OTHER REPRESENTATIVE ACTION, OR PRIVATE ATTORNEY GENERAL ACTION, OR JOINDER OR CONSOLIDATION OF ANY CLAIM WITH A CLAIM OF ANOTHER PERSON SHALL BE ALLOWABLE IN MEDIATION AND ARBITRATION.

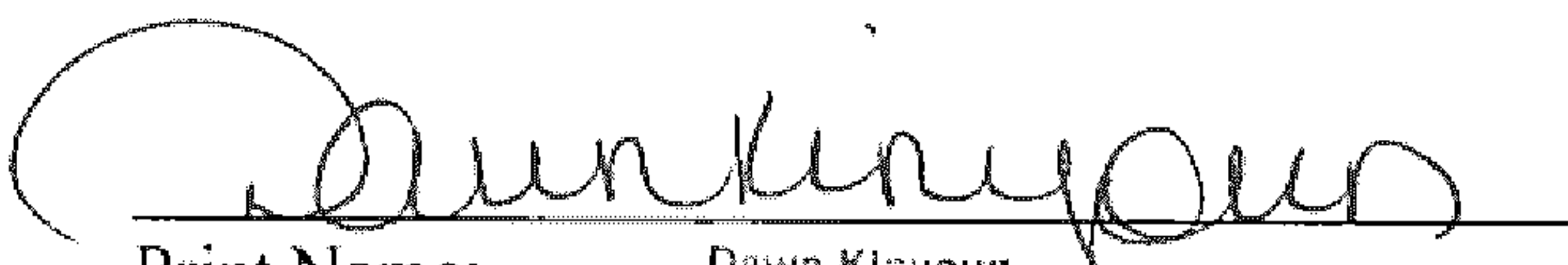
Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns to observe and to be bound by all of the terms and conditions set forth in this Deed.

All covenants, conditions, and restrictions contained in this Deed are equitable servitudes, perpetual and run with the land.

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

Signed, sealed and delivered in our presence:

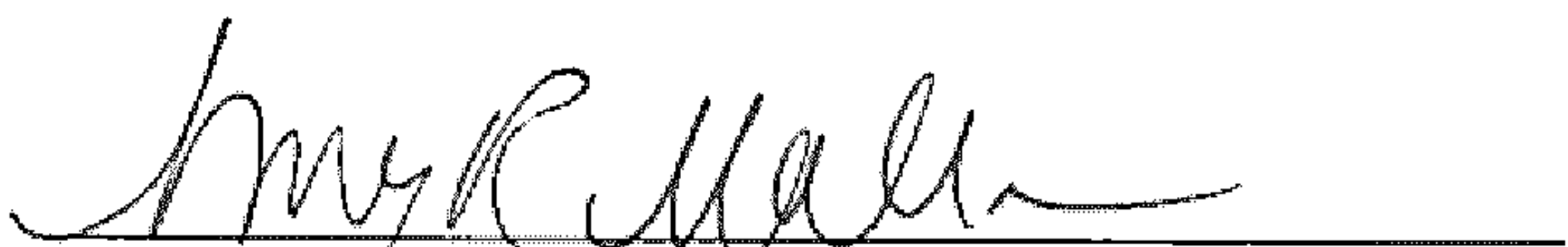
Neal Signature Homes, LLC, a Florida limited liability company


Print Name: Dawn Kinyoun

Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

By: NCDG Management, LLC, a Florida limited liability company, Its Manager

By: 
by Nancy Reynolds, Manager

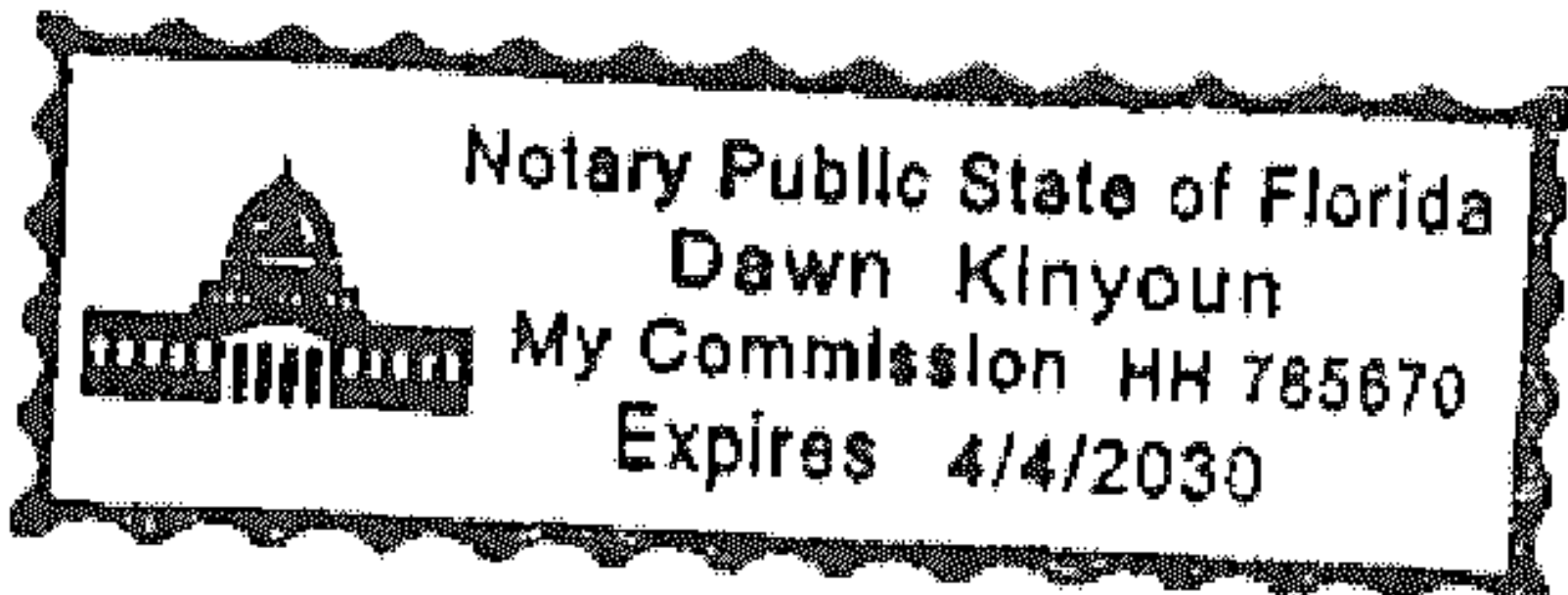

Print Name: Amy R. Mallon

Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 10 day of July, 2026, by **Nancy Reynolds, Manager of Neal Signature Homes, LLC, a Florida limited liability company, By: NCDG Management, LLC, a Florida limited liability company, Its Manager**, on behalf of the company. She is personally known to me.




Notary Public
My commission expires.

**ACKNOWLEDGMENT AND CONSENT TO JURISDICTION OF
WEST VILLAGES IMPROVEMENT DISTRICT**

The Undersigned is the owner of the real property (the "Property") described below:

Lot 123, EVERLY AT WELLEN PARK, according to the map or plat thereof, as recorded in Plat Book 57, Page 66, of the Public Records of Sarasota County, Florida.

The Undersigned, intending that it and its successors in interest as owners of the Property shall be legally bound by this Acknowledgment and Consent, hereby confirms, acknowledges and agrees as follows:

1. The Property is within the boundaries of the West Villages Improvement District (the "District") and assessment liens have been placed upon the Property to secure the repayment of assessment bonds issued by the District.
2. The District is empowered to issue additional assessment bonds and to place additional assessment liens on the Property to secure repayment of such bonds as well as the costs of operation and maintenance of improvements and facilities installed or operated by the District for the benefit of the Property.
3. In consideration of the improvements made or to be made by the District for the benefit of the Property, Undersigned covenants to pay all assessments duly levied against the Property by the District as and when due.

THE ACKNOWLEDGMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND AS PART OF THE TITLE TO THE PROPERTY AND SHALL BE BINDING ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY. BY TAKING TITLE SUCH PERSON OR ENTITY SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DOCUMENT AS IF THEY HAD EXECUTED IT, AND SHALL BE ESTOPPED FROM CONTESTING IN ANY MANNER THE VALIDITY OF THE ACKNOWLEDGMENTS AND AGREEMENTS CONTAINED HEREIN.

Neal Signature Homes, LLC, a Florida
limited liability company

By: NCDG Management, LLC, a Florida
limited liability company, Its Manager

By: 
by Nancy Reynolds, Manager


Jane Keehan, as Trustee of The Keehan
Family Living Trust dated February 27, 2026,
and any amendments thereto


Daniel Keehan, as Trustee of The Keehan
Family Living Trust dated February 27, 2026,
and any amendments thereto