

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109538 6 PG(S)

8/11/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3531436

WHEN RECORDED RETURN TO:

Weekley Homes, LLC
1111 North Post Oak Road
Houston, TX 77055
Attn: John Burchfield
Identification Nos.:

Doc Stamp-Deed: \$3,780.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 11 day of August, 2026, by and between **WELLEN PARK BLF, LLC**, a Delaware limited liability company, whose post office address is c/o Walton Global Holdings, LLC, 8800 North Gainey Center Drive, Suite 345, Scottsdale AZ 85258 ("**Grantor**"), to **WEEKLEY HOMES, LLC**, a Delaware limited liability company, whose address is 1111 North Post Oak Road, Houston, TX 77055 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other legal entities. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property (hereinafter collectively referred to as the "**Subject Land**") in Sarasota County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto and made a part hereof

TOGETHER WITH all improvements thereon and all and singular the rights and privileges appurtenant thereto, including, but not limited to, all right, title, and interest of Grantor, if any, in and to adjacent streets, alleys, easements, and rights-of-way, and other rights and privileges appurtenant to or benefiting the Subject Land, any strips, gores, or gaps between the Subject Land and adjacent properties, any water, water rights, and well rights appurtenant to the Subject Land, and all oil, gas, and mineral rights appurtenant to the Subject Land and not previously reserved by third parties.

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

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Subject Land in fee simple; (2) that Grantor has good right and lawful authority to sell and convey

the Subject Land; (3) that Grantor hereby fully warrants the title to the Subject Land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise; and (4) that the Subject Land is free of all encumbrances, except real estate taxes or assessments for the year 2026 and thereafter, and those matters identified in **Exhibit B** attached hereto and incorporated herein; provided, however, that reference thereto shall not serve to reimpose same.

[Signature on following page]

1108318634\2\AMERICAS

Exhibit A to Special Warranty Deed

Legal Description

Lots 1101-1104 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 to Special Warranty Deed

Permitted Exceptions

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) 126-132, 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 . 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; Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1 recorded in Instrument No. 2025128146 and Instrument No. 2026082946; West Villages Improvement District Unit of Development No. 1 Amended and Restated Notice of Series 2017 Special Assessments and Government Lien of Record recorded in Instrument No. 2025128147.
6. 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.

7. 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.
8. Public Utility Easement as recorded in Instrument No. 2026014016.
9. Memorandum of Marketing Fee Agreement as set forth in instrument recorded in Instrument No. 2026073315.
10. Restrictive Covenant recorded in Instrument No. 2026073316.
11. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. 2026073317 , 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).
12. Memorandum of Option recorded in Instrument No. 2026073319.