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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

This document was prepared by
and should be returned to:

EPN

Receipt # 3538298

Nicole Marginian Swartz, Esq.
Mattamy Homes Legal Department
3600 Midtown Drive, Suite 1050
Tampa, FL 33607

Doc Stamp-Deed: \$6,300.00

CONSIDERATION \$900,000.00

DOC TAX \$6,300.00
RECORD \$52.50

Parcel Identification Numbers:

SPECIAL WARRANTY DEED

THIS INDENTURE made August 27, 2026, by **MANASOTA BEACH RANCLANDS, LLLP**, a Florida limited liability limited partnership, f/k/a Thomas Ranch Land Partners North Port, LLLP, a Florida limited liability limited partnership, hereinafter referred to as "Grantor", whose post office address is 19830 Wellen Park Blvd., Suite 6209, Venice, Florida 34293, to **HOMES BY WEST BAY, LLC**, a Florida limited liability company, hereinafter referred to as "Grantee", whose post office address is 4065 Crescent Park Drive, Riverview, Florida 33578.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its heirs and assigns forever, the following described property situated in Sarasota County, Florida (the "Property"):

See Exhibit "A" attached

Subject only to applicable real estate taxes and assessments for the current year and subsequent years; governmental zoning and use regulations; and easements of records and the Permitted Exceptions listed on Exhibit "B" attached hereto (provided, however, that reference thereto shall not serve to re-impose the same).

together with all improvements thereon and all and singular the rights and appurtenances pertaining thereto. Grantor warrants against only the lawful claims of all persons claiming by, through, or under Grantor, but none other. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

WITNESSES:

MANASOTA BEACH RANCLANDS,
LLLP, a Florida limited liability limited
partnership


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

By: 

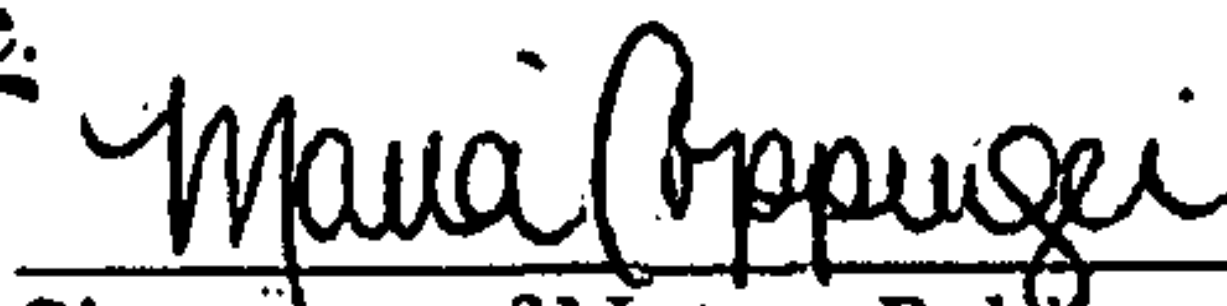

Witness Name: Colton Stotler
Address: 19830 Wellen Park Blvd. #6209
Venice, Florida 34293

Richard P. Severance, as its Vice
President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August 2026 by Richard P. Severance, as Vice President of MANASOTA BEACH RANCLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

(Notary Seal)


Signature of Notary Public
Maria Coppinger
Print Name of Notary Public



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

I am a Notary Public of the State of Florida,
and my commission expires on 8/28/2028.

EXHIBIT "A"

Lots 82, 83, 89 and 178, 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.

EXHIBIT "B"

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 EVERLY AT WELLEN PARK, as recorded in Plat Book 57, Page(s) 66-106 as affected by Acceptance of Street Tree and Landscape Easements as recorded 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).
3. Amended and Restated Utility Agreement recorded in Instrument No. 2007064870 which contain provisions creating easements, use restrictions, and charges in favor of the City of North Port.
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, Instrument No. 2018000839, Instrument No. 2018084717, Instrument No. 2018142894, which contain provisions creating assessments.
5. Terms and Provisions of the Real Property Dedication Agreement between Manasota Beach Ranchlands, LLLP, a Florida limited liability company and The School Board of Sarasota County, Florida, as recorded in Instrument No. 2016136666, and as amended by First Amendment recorded in Instrument No. 2017082888; and as affected by Assignments of Educational System Impact Fee Credits recorded in Instrument No. 2017110721, Instrument No. 2017117935, Instrument No. 2017127518, Instrument No. 2017130231, Instrument No. 2017154368, Instrument No. 2018010588, Instrument No. 2018030963, Instrument No. 2018037575, Instrument No. 2018049097, Instrument No. 2018094442, Instrument No. 2018121028, Instrument No. 2018141014, Instrument No. 2019007128 and Assignment of Educational System Impact Fee Credits as recorded in Instrument No. 2019034485; and Assignment of Educational System Impact Fee Credits as recorded in Instrument No. 2019038734, Instrument No. 2019042028, Instrument No. 2019061327.
6. 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 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. 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 True-Up as recorded in Instrument No. 2021072096; West Villages Improvement District Unit of Development No. 1; Agreement regarding Inclusion of Certain Real Property in Unit of Development No. 1 as recorded in Instrument No. 2022119302 and in Instrument No. 2022119304; Notice of Amended Boundary as recorded in Instrument No. 2022121327; Amended and Restated Notice of Establishment as recorded in Instrument No. 2022121329; Notice of Imposition of Master Special Assessment Lien (Unit No. 9) as recorded in Instrument No. 2022138769; Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 1 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.

7. 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; Amended and Restated Notice of Establishment of the West Villages Improvement District Unit of Development No. 6 as recorded in Instrument No. 2022121328.
8. Terms and Provisions of Resolution No. 2022-07, as recorded 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 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 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 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 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 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 in Instrument No. 2023062569.
9. Restrictive Covenant (including license to use) as recorded in Instrument No. 2018128694; as affected by Amendment as recorded in Instrument No. 2021097941.
10. Irrigation Water Supply Agreement as recorded in Instrument No. 2018159052; as amended by First Amended recorded in Instrument No. 2021205095; and by Second Amendment as recorded in Instrument No. 2022123786.

11. Declaration of Restrictive Covenants and Rights as recorded in Instrument No. 2021153734.
12. 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 in Instrument No. 2023028168.
13. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. 2023015845; and as amended by First Amendment as recorded in Instrument No. 2023135237 and as amended by Second Amendment as recorded in 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).
14. Grant of Telecommunications Easement in favor of Hotwire Communications, Ltd., as recorded in Instrument No. 2023044588.

Note: All recording references herein are to the Public Records of Sarasota County, Florida, unless otherwise noted.