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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538549

This instrument prepared by
and upon recording return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
1767 Lakewood Ranch Blvd., Suite 287
Bradenton, FL 34211

Doc Stamp-Deed: \$89,810.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective the 27th day of August, 2026, by **NEAL COMMUNITIES ON THE BRADEN RIVER, LLC**, a Florida limited liability company ("**Grantor**"), having an address of 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240, to **PORCHLIGHT TWIN LAKES, LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 10006 N. Dale Mabry Highway, Suite 201, Tampa, Florida 33618.

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, convey and confirm to the Grantee, all that certain land situated in Sarasota County, Florida, more particularly described on Exhibit C attached hereto and by this reference made a part hereof, together with the building, structures, fixtures and other improvements of any kind located thereon (collectively, hereinafter referred to as the "**Property**").

The Property is subject to those certain matters described on the attached Exhibit D (the "**Permitted Exceptions**") incorporated herein by this reference (reference to such matters does not revive nor reinstate any matter which has lapsed, expired, terminated or its otherwise out of use or extinguished and does not grant any rights to any third parties or others who may claim under any of the foregoing, same being included as exceptions to the warranty of title being given by Grantor hereunder and not to create, acknowledge, extend, revise or otherwise alter rights of or to any third party against Grantee or its successors or assigns).

TOGETHER with all the tenements, hereditaments, easements, rights of way and appurtenances thereto belonging or in anywise appertaining.

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

A complete address list of the Property is attached hereto as Exhibit A and a complete list of the tax identification numbers of the Property is attached hereto as Exhibit B.

AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that it fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but no other.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, effective as of the day and year first above written.

GRANTOR:

Two Witnesses:

NEAL COMMUNITIES ON THE BRADEN RIVER, LLC, a Florida limited liability company

Jodi McConnell
Printed Name: Jodi McConnell
Address: 5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Michelle Zink
Printed Name: Michelle Zink
Address: 5800 Lakewood Ranch Blvd
Sarasota, FL 34240

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

By: Nancy Reynolds
Name: Nancy Reynolds
Title: Manager

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, by virtue of (☒) physical presence or () online notarization, Nancy Reynolds, as Manager of NCDG Management, LLC, a Florida limited liability company, the Manager of NEAL COMMUNITIES ON THE BRADEN RIVER, LLC, a Florida limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 25 day of August, 2026.

Dawn Kinyoun
Notary Public: Dawn Kinyoun

Commission Expiration:

4/4/30

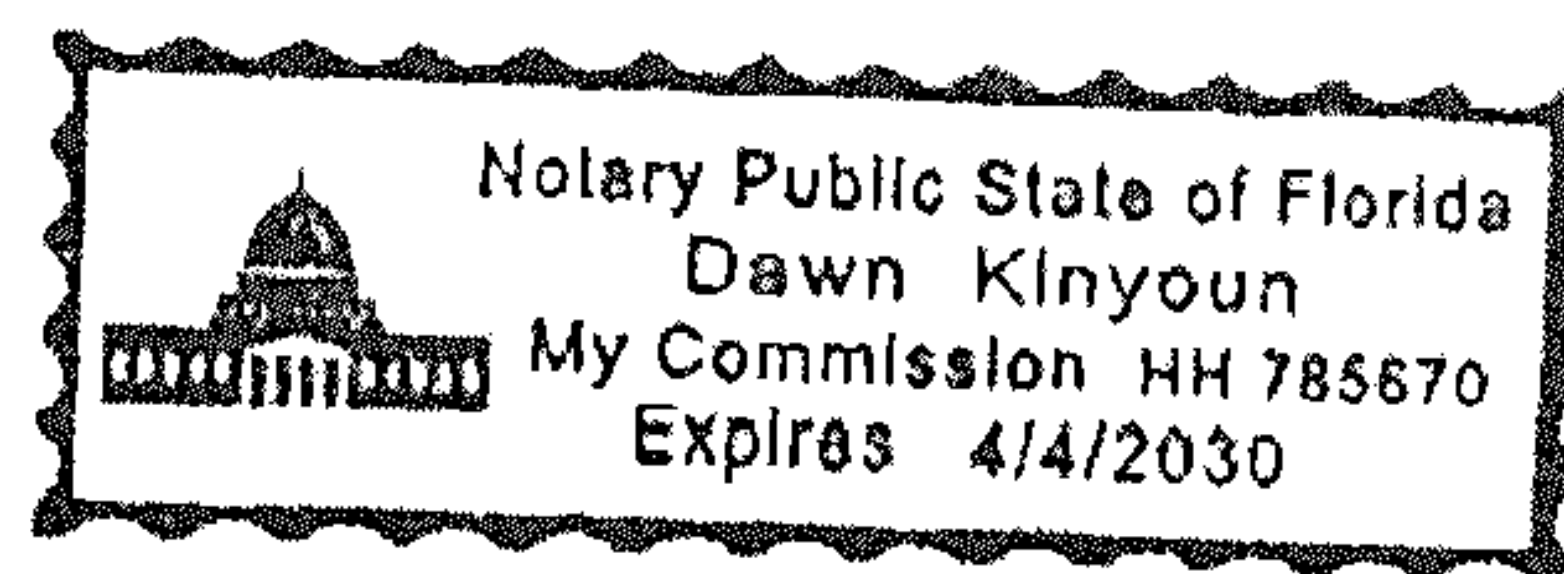


EXHIBIT "A"

Lot	Address	City	State	Zip
0901	8093 Celestial Circle	Sarasota	FL	34241
0902	8097 Celestial Circle	Sarasota	FL	34241
0903	8101 Celestial Circle	Sarasota	FL	34241
0904	8105 Celestial Circle	Sarasota	FL	34241
0905	8109 Celestial Circle	Sarasota	FL	34241
0906	8113 Celestial Circle	Sarasota	FL	34241
1001	8117 Celestial Circle	Sarasota	FL	34241
1002	8121 Celestial Circle	Sarasota	FL	34241
1003	8125 Celestial Circle	Sarasota	FL	34241
1004	8129 Celestial Circle	Sarasota	FL	34241
1005	8133 Celestial Circle	Sarasota	FL	34241
1006	8137 Celestial Circle	Sarasota	FL	34241
1101	8141 Celestial Circle	Sarasota	FL	34241
1102	8145 Celestial Circle	Sarasota	FL	34241
1103	8149 Celestial Circle	Sarasota	FL	34241
1104	8153 Celestial Circle	Sarasota	FL	34241
1105	8157 Celestial Circle	Sarasota	FL	34241
1106	8161 Celestial Circle	Sarasota	FL	34241
1201	8165 Celestial Circle	Sarasota	FL	34241
1202	8169 Celestial Circle	Sarasota	FL	34241
1203	8173 Celestial Circle	Sarasota	FL	34241
1204	8177 Celestial Circle	Sarasota	FL	34241
1205	8181 Celestial Circle	Sarasota	FL	34241
1206	8185 Celestial Circle	Sarasota	FL	34241
1901	8168 Celestial Circle	Sarasota	FL	34241
1902	8164 Celestial Circle	Sarasota	FL	34241
1903	8160 Celestial Circle	Sarasota	FL	34241
1904	8156 Celestial Circle	Sarasota	FL	34241
1905	8152 Celestial Circle	Sarasota	FL	34241
1906	8148 Celestial Circle	Sarasota	FL	34241
2001	8144 Celestial Circle	Sarasota	FL	34241
2002	8140 Celestial Circle	Sarasota	FL	34241
2003	8136 Celestial Circle	Sarasota	FL	34241
2004	8132 Celestial Circle	Sarasota	FL	34241
2005	8128 Celestial Circle	Sarasota	FL	34241
2006	8124 Celestial Circle	Sarasota	FL	34241

EXHIBIT "B"

Account #	Address	Description	2026	
			Assessed Value	Paid/Unpaid
0264110149	8093 Celestial Circle Sarasota FL, 34241	LOT 0901 AURORA, PB 58 PG 351-356	\$ 64,100	Unpaid
0264110150	8097 Celestial Circle Sarasota FL, 34241	LOT 0902 AURORA, PB 58 PG 351-356	\$ 60,300	Unpaid
0264110151	8101 Celestial Circle Sarasota FL, 34241	LOT 0903 AURORA, PB 58 PG 351-356	\$ 60,500	Unpaid
0264110152	8105 Celestial Circle Sarasota FL, 34241	LOT 0904 AURORA, PB 58 PG 351-356	\$ 60,700	Unpaid
0264110153	8109 Celestial Circle Sarasota FL, 34241	LOT 0905 AURORA, PB 58 PG 351-356	\$ 60,900	Unpaid
0264110154	8113 Celestial Circle Sarasota FL, 34241	LOT 0906 AURORA, PB 58 PG 351-356	\$ 69,700	Unpaid
0264110155	8117 Celestial Circle Sarasota FL, 34241	LOT 1001 AURORA, PB 58 PG 351-356	\$ 70,300	Unpaid
0264110156	8121 Celestial Circle Sarasota FL, 34241	LOT 1002 AURORA, PB 58 PG 351-356	\$ 61,200	Unpaid
0264110157	8125 Celestial Circle Sarasota FL, 34241	LOT 1003 AURORA, PB 58 PG 351-356	\$ 61,100	Unpaid
0264110158	8129 Celestial Circle Sarasota FL, 34241	LOT 1004 AURORA, PB 58 PG 351-356	\$ 61,000	Unpaid
0264110159	8133 Celestial Circle Sarasota FL, 34241	LOT 1005 AURORA, PB 58 PG 351-356	\$ 61,000	Unpaid
0264110160	8137 Celestial Circle Sarasota FL, 34241	LOT 1006 AURORA, PB 58 PG 351-356	\$ 68,100	Unpaid
0264110161	8141 Celestial Circle Sarasota FL, 34241	LOT 1101 AURORA, PB 58 PG 351-356	\$ 65,300	Unpaid
0264110162	8145 Celestial Circle Sarasota FL, 34241	LOT 1102 AURORA, PB 58 PG 351-356	\$ 58,400	Unpaid
0264110163	8149 Celestial Circle Sarasota FL, 34241	LOT 1103 AURORA, PB 58 PG 351-356	\$ 58,400	Unpaid
0264110164	8153 Celestial Circle Sarasota FL, 34241	LOT 1104 AURORA, PB 58 PG 351-356	\$ 58,300	Unpaid
0264110165	8157 Celestial Circle Sarasota FL, 34241	LOT 1105 AURORA, PB 58 PG 351-356	\$ 58,400	Unpaid
0264110166	8161 Celestial Circle Sarasota FL, 34241	LOT 1106 AURORA, PB 58 PG 351-356	\$ 65,600	Unpaid
0264110167	8165 Celestial Circle Sarasota FL, 34241	LOT 1201 AURORA, PB 58 PG 351-356	\$ 61,400	Unpaid
0264110168	8169 Celestial Circle Sarasota FL, 34241	LOT 1202 AURORA, PB 58 PG 351-356	\$ 54,900	Unpaid
0264110169	8173 Celestial Circle Sarasota FL, 34241	LOT 1203 AURORA, PB 58 PG 351-356	\$ 54,700	Unpaid
0264110170	8177 Celestial Circle Sarasota FL, 34241	LOT 1204 AURORA, PB 58 PG 351-356	\$ 54,600	Unpaid
0264110171	8181 Celestial Circle Sarasota FL, 34241	LOT 1205 AURORA, PB 58 PG 351-356	\$ 54,500	Unpaid
0264110172	8185 Celestial Circle Sarasota FL, 34241	LOT 1206 AURORA, PB 58 PG 351-356	\$ 58,800	Unpaid
0264110209	8168 Celestial Circle Sarasota FL, 34241	LOT 1901 AURORA, PB 58 PG 351-356	\$ 71,800	Unpaid
0264110210	8164 Celestial Circle Sarasota FL, 34241	LOT 1902 AURORA, PB 58 PG 351-356	\$ 64,500	Unpaid
0264110211	8160 Celestial Circle Sarasota FL, 34241	LOT 1903 AURORA, PB 58 PG 351-356	\$ 64,600	Unpaid
0264110212	8156 Celestial Circle Sarasota FL, 34241	LOT 1904 AURORA, PB 58 PG 351-356	\$ 64,600	Unpaid
0264110213	8152 Celestial Circle Sarasota FL, 34241	LOT 1905 AURORA, PB 58 PG 351-356	\$ 64,600	Unpaid
0264110214	8148 Celestial Circle Sarasota FL, 34241	LOT 1906 AURORA, PB 58 PG 351-356	\$ 74,700	Unpaid
0264110215	8144 Celestial Circle Sarasota FL, 34241	LOT 2001 AURORA, PB 58 PG 351-356	\$ 73,400	Unpaid
0264110216	8140 Celestial Circle Sarasota FL, 34241	LOT 2002 AURORA, PB 58 PG 351-356	\$ 64,300	Unpaid
0264110217	8136 Celestial Circle Sarasota FL, 34241	LOT 2003 AURORA, PB 58 PG 351-356	\$ 64,200	Unpaid
0264110218	8132 Celestial Circle Sarasota FL, 34241	LOT 2004 AURORA, PB 58 PG 351-356	\$ 64,100	Unpaid
0264110219	8128 Celestial Circle Sarasota FL, 34241	LOT 2005 AURORA, PB 58 PG 351-356	\$ 64,000	Unpaid
0264110220	8124 Celestial Circle Sarasota FL, 34241	LOT 2006 AURORA, PB 58 PG 351-356	\$ 68,700	Unpaid

EXHIBIT C

Legal Description

Lot 901, 902, 903, 904, 905, 906, 1001, 1002, 1003, 1004, 1005, 1006, 1101, 1102, 1103, 1104, 1105, 1106, 1201, 1202, 1203, 1204, 1205, 1206, 1901, 1902, 1903, 1904, 1905, 1906, 2001, 2002, 2003, 2004, 2005, and 2006, of AURORA Subdivision as per plat recorded in Plat Book 58, Pages 351 through 356, of the Public Records of Sarasota County, Florida.

Together with a perpetual, non-exclusive easement for the use and enjoyment of the Common Property as set forth in and created by that certain Declaration of Covenants, Conditions and Restrictions for Aurora recorded on September 17, 2024 as Instrument No. 2024126537, in the Public Records of Sarasota County, Florida.

EXHIBIT D

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Aurora Subdivision recorded as Instrument No. 2024126537, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Aurora Subdivision recorded as Instrument No. 2026022238, both in the Public Records of Sarasota County, Florida.
3. Plat of Aurora, as recorded in Plat Book 58, Page 351, in the Public Records of Sarasota County, Florida.
4. Declaration of Open Space Restrictive Covenant for Aurora recorded as Instrument No. 2024126536, in the Public Records of Sarasota County, Florida.