

9/14/2026 3:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544893

This instrument prepared by:
Stephen D. Rees, Jr., ESQ.
ALLEGIAN'T TITLE PROFESSIONALS, LLC
8470 Enterprise Circle, Suite 201A
Bradenton, FL 34202

File # 61455-144122
Purchase Price: 464,930.00

Parcel Identification No.:
Property 1:
0829040055 (0827003000 Parent I.D.)

Doc Stamp-Deed: \$3,255.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of September, 2026, between Neal Communities of Southwest Florida, LLC, a Florida Limited Liability Company, Grantor, and Michael Ryan Reese and Donna Jean Reese, husband and wife whose post office address is: 27626 Royale Dornach Avenue, Englewood, FL 34223, 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 55, BOCA ROYALE EAST UNIT 20, according to the map or plat thereof, as recorded in Plat Book 60, Page(s) 301, of the Public Records of Sarasota County, Florida.

Together with the following easement:

Easement: Access and Utility Easement for ingress and egress and underground utilities as described in Access and Utility Easement, recorded in Official Records Instrument No. 2023083471, Public Records of Sarasota County, Florida.

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 Community Development 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.

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.

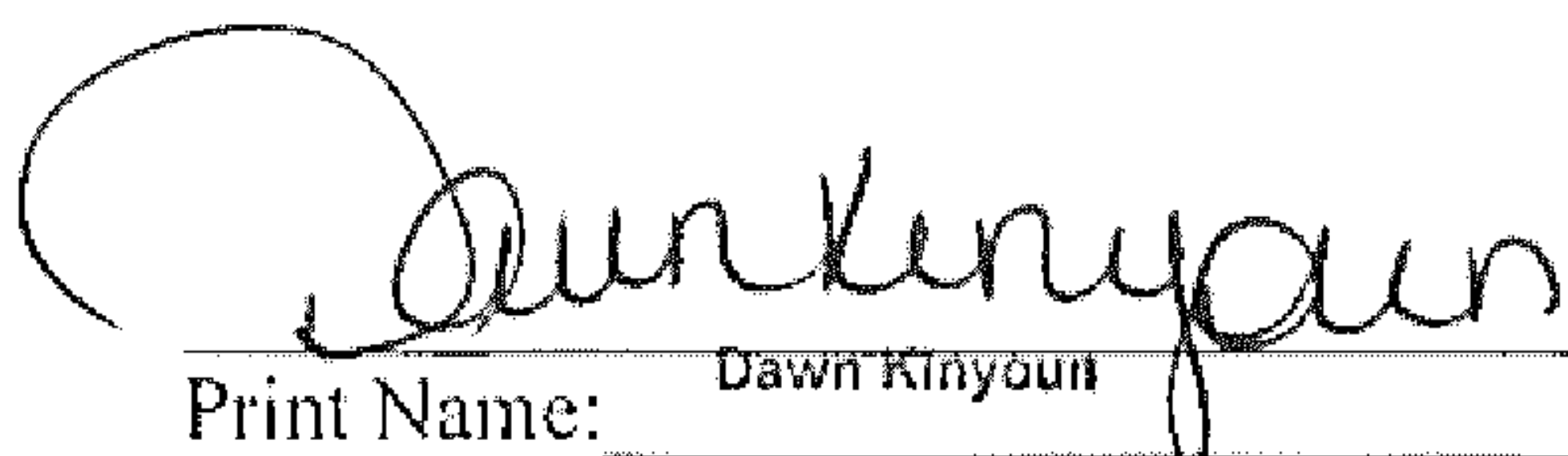
All covenants, conditions, and restrictions contained in this Deed are equitable servitudes, perpetual and run with the land.

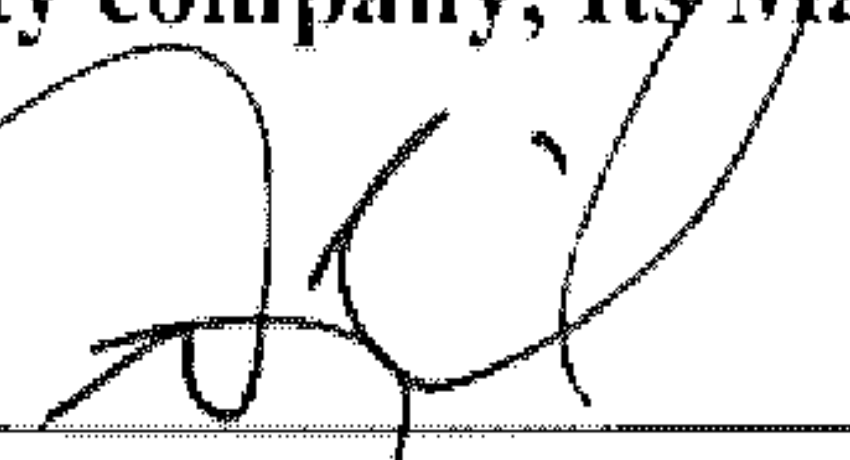
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

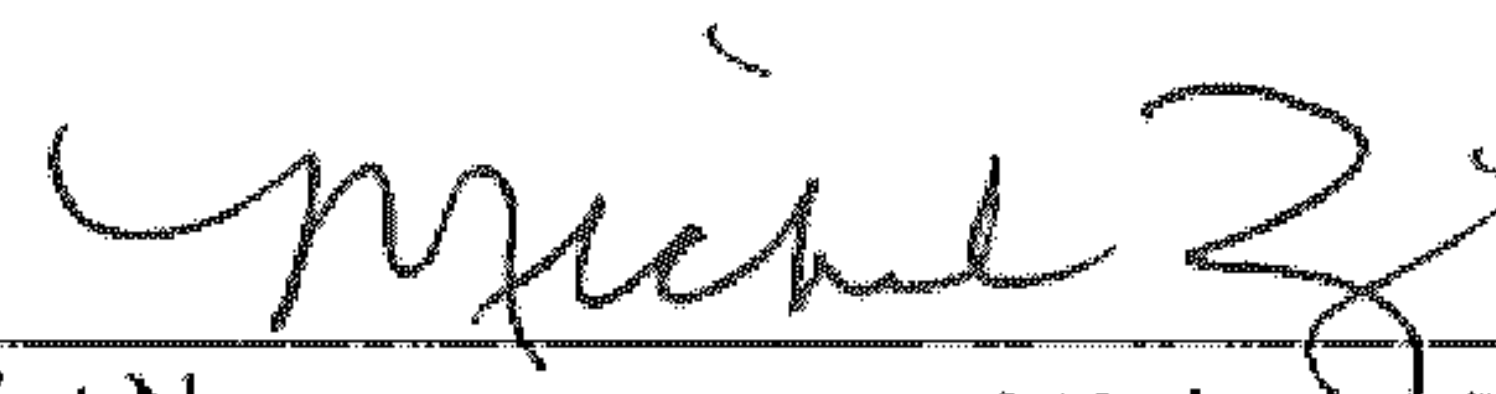
Signed, sealed and delivered in our presence:

Neal Communities of Southwest Florida, LLC,
a Florida Limited Liability Company

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

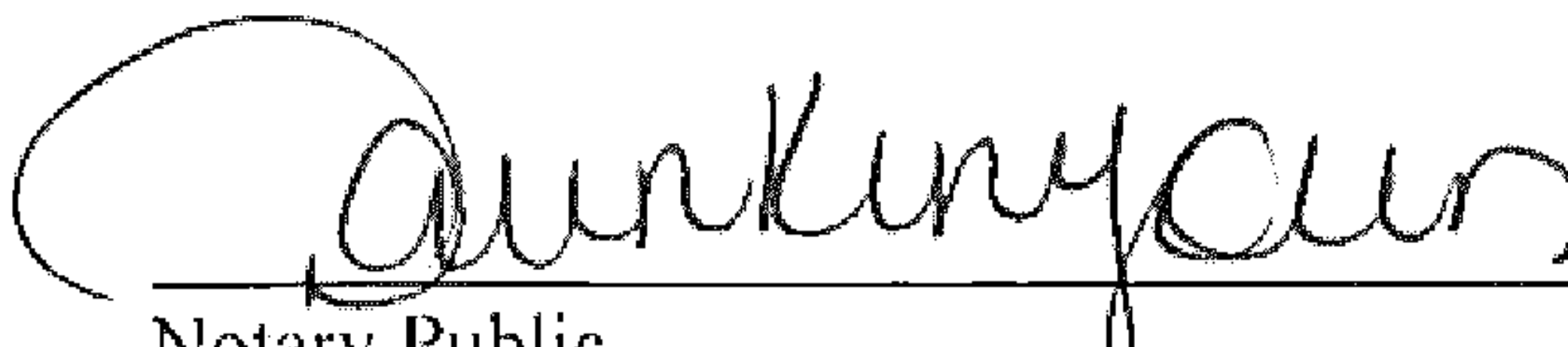

Print Name: Dawn Kinyoun
Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

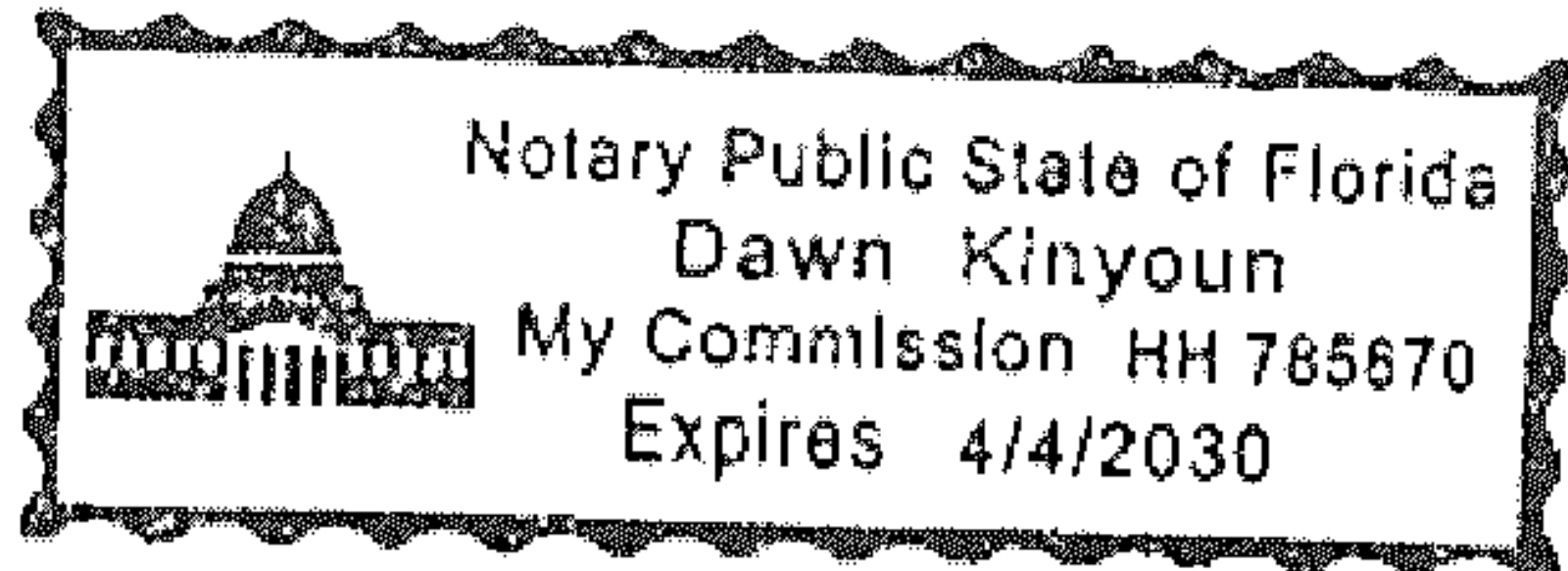
By: 
Douglas Miller, Manager
Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240


Print Name: Michele Zink
Address: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of September, 2026, by **Douglas Miller, as Manager of NCDG Management, LLC, a Florida limited liability company as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company**, on behalf of the company. He/She is personally known to me.


Notary Public
My commission expires:



**ACKNOWLEDGMENT AND CONSENT TO JURISDICTION OF
WEST VILLAGES COMMUNITY DEVELOPMENT DISTRICT**

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

Lot 55, BOCA ROYALE EAST UNIT 20, according to the map or plat thereof, as recorded in Plat Book 60, Page(s) 301, of the Public Records of Sarasota County, Florida.

Together with the following easement:

Easement: Access and Utility Easement for ingress and egress and underground utilities as described in Access and Utility Easement, recorded in Official Records Instrument No. 2023083471, Public Records of Sarasota County, Florida.

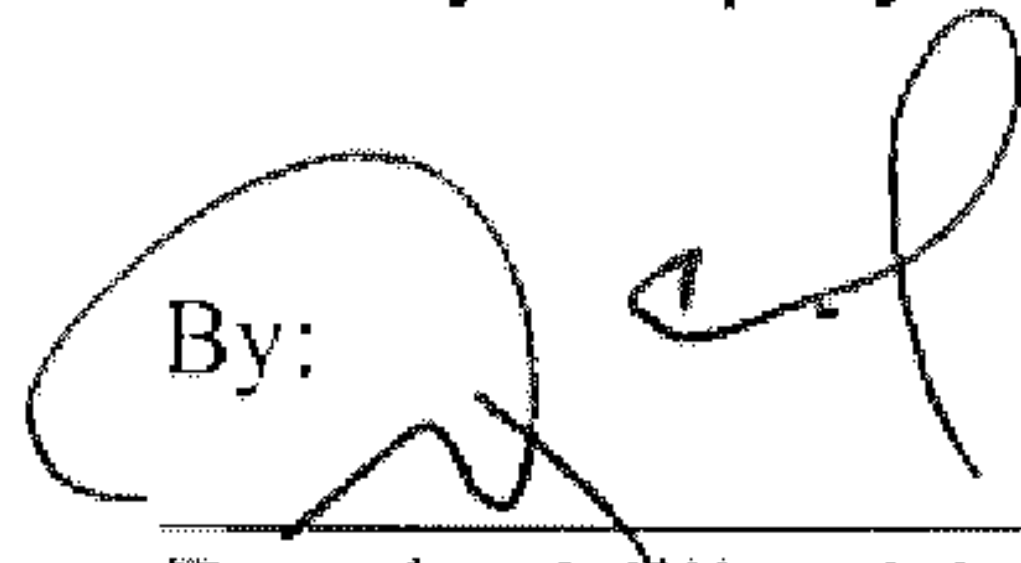
The Undersigned, intending that it and its successors in interest as owners of the Property shall be legally bound by this Acknowledgment and Consent, hereby confirms, acknowledges and agrees as follows:

1. The Property is within the boundaries of the West Villages Community Development 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.

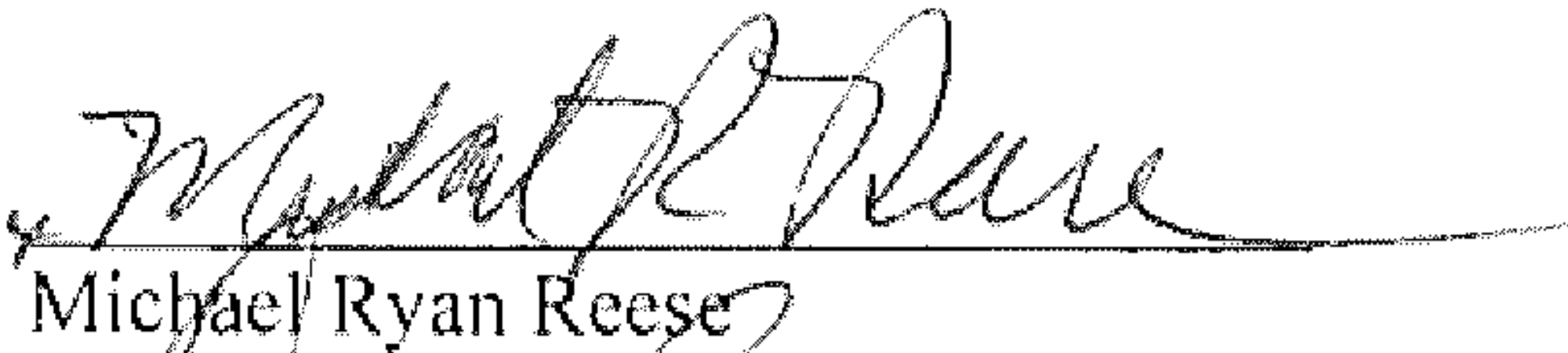
THE ACKNOWLEDGMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND AS PART OF THE TITLE TO THE PROPERTY AND SHALL BE BINDING ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY. BY TAKING TITLE SUCH PERSON OR 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 Communities of Southwest Florida, LLC, a
Florida limited liability company

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

By: 

Douglas Miller, Manager


Michael Ryan Reese


Donna Jean Reese