

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129745 6 PG(S)**

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230602
Consideration: \$475,675.00

9/24/2026 1:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3548908

Doc Stamp-Deed: \$3,329.90

For official use by Clerk's office only

) **SPECIAL WARRANTY DEED**
)
) (Corporate Seller)
)

THIS INDENTURE, made this September 24, 2026, between **Centex Homes, a Nevada general partnership**, whose mailing address is: **24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134**, party of the first part, and **Shawn R. Grimes and Christine Elizabeth Grimes, husband and wife**, whose mailing address is: **2577 Winding Creek Trail, North Port, Florida 34289**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 215, Strand at Cedar Grove, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 155, of the Public Records of Sarasota County, Florida.

Parcel ID#1113100215

A/K/A 2577 Winding Creek Trail, North Port, Florida 34289

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230602

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 24, 2026.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 signature
Angela Glanc
Print Witness #1 name
Post Office Address: 24311 WALDEN CENTER
DRIVE BONITA SPRINGS FL 34134
[Signature]
Witness #2 signature
Andrea Ballantine
Print Witness #2 name
Post Office Address: 24311 WALDEN CENTER
DRIVE BONITA SPRINGS FL 34134

Centex Homes, a Nevada general partnership
By: Centex Real Estate Company, LLC,
a Nevada limited liability company,
its sole Managing Partner

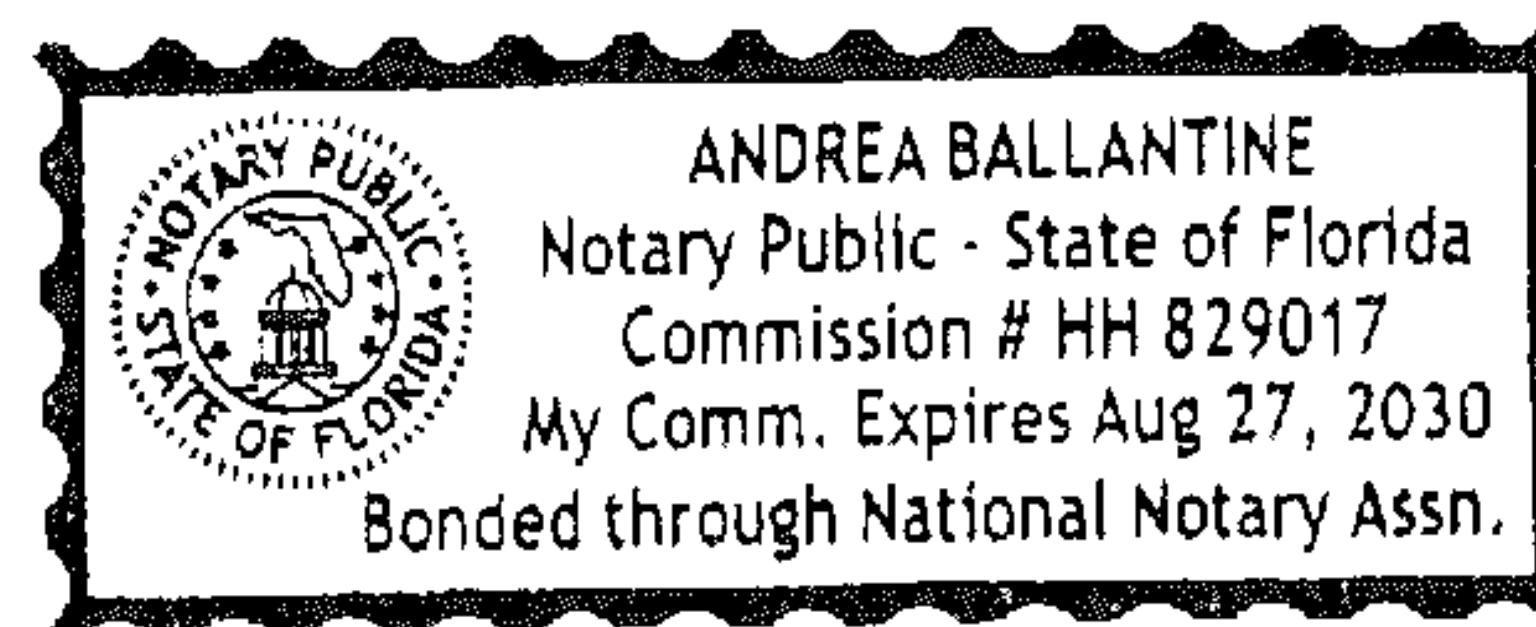
By: [Signature]
Holly Ann Davis, Closing/Homebuyer Coordinator

(Corporate Seal)

State of Florida
County of Lee

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization this 22nd day of September, 2026, by Holly Ann Davis, in her capacity as Closing/Homebuyer Coordinator on behalf of Centex Real Estate Company, LLC, a Nevada limited liability company as sole Managing Partner of Centex Homes, a Nevada general partnership, who is personally known to me or who produced _____ as identification.

[Signature]
Notary Public
Andrea Ballantine
Print Notary Name
My Commission Expires: 8/27/2030



Notary Seal

Prepared by and return to:
Scott Clements
Division General Counsel
Centex Homes
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Vice President, Division General Counsel, and Assistant Secretary of **Centex Real Estate Company, LLC**, a Nevada limited liability company (the "LLC"), successor by conversion of Centex Real Estate Corporation, a Nevada corporation, and the LLC is the sole Managing Partner of **Centex Homes**, a Nevada general partnership (the "**Partnership**"). The LLC has full authority to execute instruments on behalf of the Partnership and to fully bind the Partnership on such instruments.
3. The Partnership was formed under that certain Sixth Amended and Restated Partnership Agreement effective December 31, 2016 (the "**Partnership Agreement**").
4. The Partnership Agreement has not been changed or amended and is currently in full force and effect.
5. The individuals identified below have been duly authorized to execute documents on behalf of the LLC, as sole Managing Partner of the Partnership, in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC, as sole Managing Partner of the Partnership, are binding upon the LLC and Partnership:

Richard McCormick	Area President (Southeast Area)
Brian Yonaley	Area Vice President – Finance (Southeast Area)
Joshua Graeve	Division President (Southwest Florida)
Naomi Robertson	Vice President – Finance (Southwest Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Gregory S. Rives	Assistant Secretary and Assistant Treasurer
Michael Woolery	Vice President – Land Acquisition (Southwest Florida)
Steven Gust	Director – Land Acquisition (Southwest Florida)
Glenn Hasenfus	Director – Land Acquisition (Southwest Florida)
Mike Hueniken	Vice President – Land Development (Southwest Florida)
Scott Brooks	Director – Land Development (Southwest Florida)
James Keith Stewart	Vice President – Construction Operations (Southwest Florida)
Dolly Majumdar	Vice President – Sales (Southwest Florida)
Wes Copeland	Vice President – Purchasing (Southwest Florida)
Nate Friesen	Director of Product (Southeast Area)
Scott Clements	Vice President and Assistant Secretary

Additionally and specifically, **Naomi Robertson**, as Vice President – Finance; **Dominic Cesario**, **Matt Peacock**, and **Troy White**, in their respective capacities as **General Sales Manager**; and **James Michael Gonnely**, **Kelly Lynne Arel**, **Holly Ann Davis**, **Cynthia T. Diekelmann**, **Angela Faith Glanc**, and **Andrea Marie Ballantine**, in their respective capacities as **Closing/Homebuyer Coordinator**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, as sole Managing Partner of the Partnership, and such documents, properly executed by such individuals on behalf of the LLC as sole Managing Partner of the Partnership, are binding upon the Partnership.

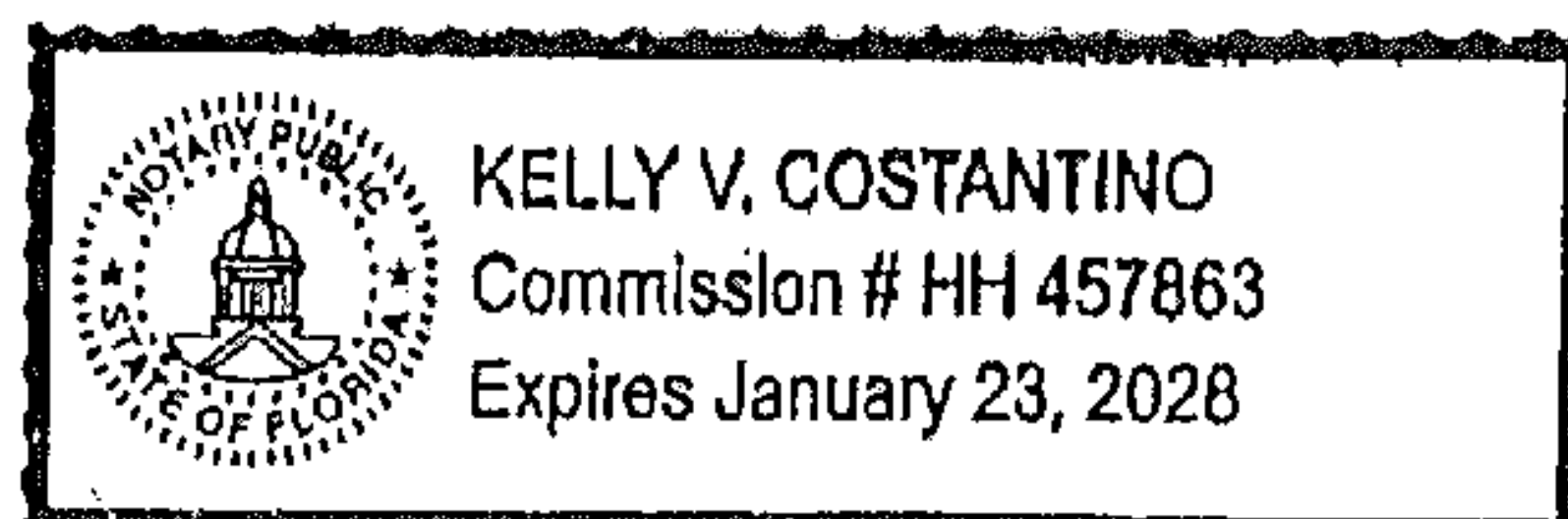
Further, **Daniel Bryce Langen**, as Vice President-Finance and Treasurer, and **Gregory S. Rives**, as Assistant Secretary and Assistant Treasurer, have been and are duly authorized to execute bonds and any other bond-

related documents on behalf of the LLC and Partnership, and such documents, properly executed on behalf of the LLC and Partnership are binding upon the LLC and Partnership.

6. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
- A. Omission of the words "Southeast," "Florida," "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida," after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Southwest Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Southwest Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Southwest Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
 - E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
 - F. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - G. Division VP of Sales shall also mean Vice President – Sales.
7. The names of all of the general partners of the Partnership (being all of the general partners of the Partnership now existing) are as follows:
- A. Centex Real Estate Company, LLC, a Nevada limited liability company and Managing Partner;
 - B. Nomas LLC, a Nevada limited liability company; and
 - C. Centex International II, LLC, a Nevada limited liability company.
8. Neither the Partnership nor any partner has been a debtor in a bankruptcy proceeding during the existence of the Partnership.
9. Neither the LLC nor any general partner of the Partnership has been dissolved.
10. This Affidavit is given for the purposes of evidencing incumbency and authority of the employees named above and for identifying the partners in the Partnership.


Scott M. Clements

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 7th day of July, 2026, by Scott M. Clements, Vice President, Division General Counsel, and Assistant Secretary of Centex Real Estate Company, LLC, a Nevada limited liability company, on behalf of the LLC, as sole Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the Partnership, who is personally known to me.



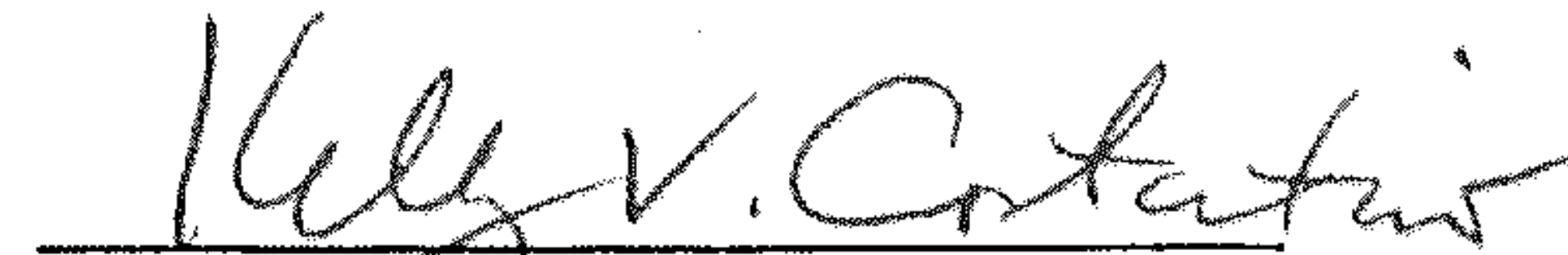
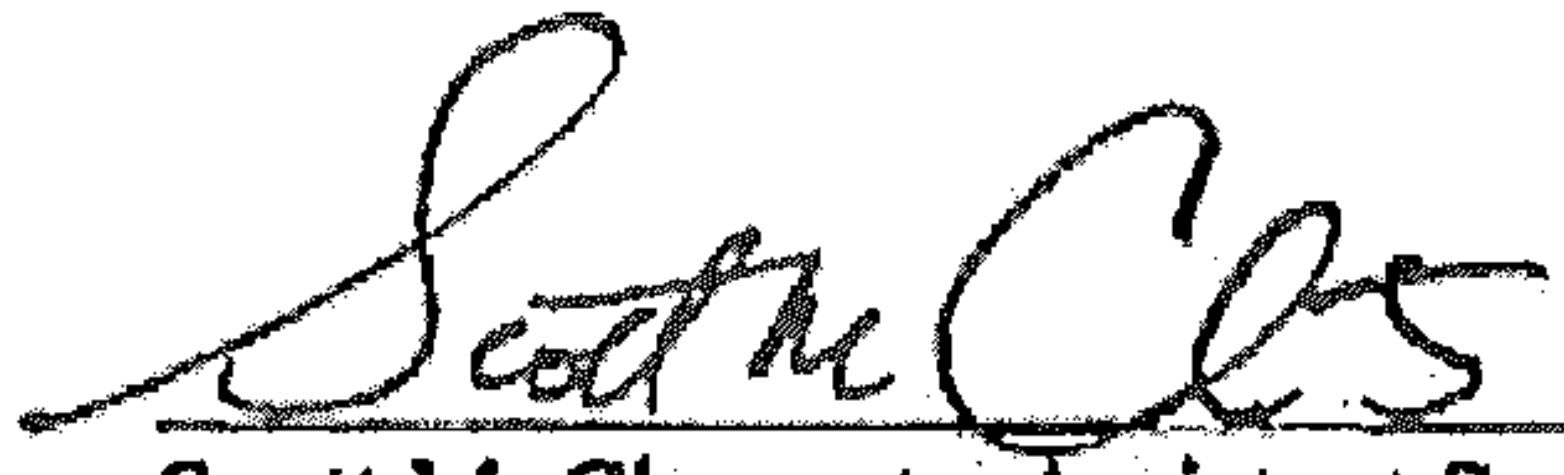

Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: HH457863
Commission Expires: 01/23/2028

EXHIBIT A
SIGNING POWER RESOLUTIONS

**CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
CENTEX REAL ESTATE COMPANY, LLC**

I, Scott M. Clements, hereby certify that I am a duly elected and acting Assistant Secretary of CENTEX REAL ESTATE COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Nevada, as Managing Partner of Centex Homes; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.


Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020

