

**Prepared by and Return To:**  
Deanna Tucker  
Fidelity National Title of Florida, Inc.  
2222 Lithia Center Lane  
Valrico, FL 33596

**Order No.:** FTPA22-124016

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APN/Parcel ID(s): R27 223 18 4301 0000 0020  
R27 223 18 4301 0000 0030  
R27 223 18 4301 0000 0070  
R27 223 18 4301 0000 0080  
R27 223 18 4301 0000 0100  
R27 223 18 4301 0000 0110  
R27 223 18 4301 0000 0170  
R27 223 18 4301 0000 0360

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this July 29, 2022 by HDP Whiting Estates LLC, a Delaware limited liability company having its principal place of business at 1316 Sherman Avenue, #215, Evanston, IL 60201, hereinafter called the grantor, and William Ryan Homes Florida, Inc., a Florida corporation whose post office address is 3925 Coconut Palm Drive, Suite 117, Tampa, FL 33619, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Hernando, State of Florida, viz:

Lot(s) 2, 3, 7, 8, 10, 11, 17 and 36 Whiting Estates, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 29, of the Public Records of Hernando County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2021.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND subject to the PERMITTED EXCEPTIONS, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in Fee Simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

PERMITTED EXCEPTIONS are attached hereto as Exhibit "A".

**SPECIAL WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

Thomas Syre  
Print Name

[Signature]  
Witness Signature

DAVID VERMEULEN  
Print Name

HDP Whiting Estates LLC, a Delaware limited liability company

HDP Blue Investments II LLC, a Delaware limited liability company, its Manager

By: HDP Blue Holdings II LLC, a Delaware limited liability company, its Manager

By: Grass Lake Capital LLC, a Delaware limited liability company, its Manager

By: [Signature]  
Christopher J. Fiegen, its Manager

Address: 1316 Sherman Avenue, #215  
Evanston, IL 60201

State of IL  
County of COOK

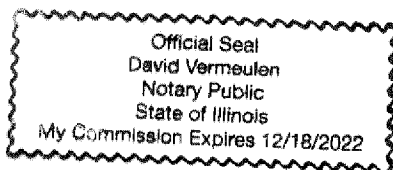
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of JULY 2022 by Christopher J. Fiegen, Manager for Grass Lake Capital LLC, a Delaware limited liability company, Manager for HDP Blue Holdings II LLC, a Delaware limited liability company, manager for HDP Blue Investments II LLC, a Delaware limited liability company, manager for HDP Whiting Estates LLC, a Delaware limited liability company

described in or who has/have produced [Signature] to me known to be the person(s) foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]  
Name: DAVID VERMEULEN

Notary Public in and for the State of IL

My Commission Expires: 12/18/22



**Permitted Exceptions Exhibit "A"**

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Whiting Estates, recorded in Plat Book 44, Page 29 through 32, inclusive, together with Joinder and Consent to Dedication recorded in Official Records Book 4189, Page 907 of the Public Records of Hernando County, Florida.
3. Terms, conditions, and provisions of Declaration of Residential Restrictions, recorded in Official Records Book 3990, Page 1145 of the Public Records of Hernando County, Florida.
4. Terms, conditions, and provisions of Recorded Notice of Environmental Use Permit, recorded in Official Records Book 3998, Page 64 of the Public Records of Hernando County, Florida.