

Prepared by and Return To:
Deanna Tucker
Fidelity National Title of Florida, Inc.
13463 Fishhawk Blvd
Lithia, FL 33547

Order No.: FTPA24-139183

APN/Parcel ID(s): R27 223 18 4301 0000 0140
R27 223 18 4301 0000 0250
R27 223 18 4301 0000 0280
R27 223 18 4301 0000 0400
R27 223 18 4301 0000 0430
R27 223 18 4301 0000 0440

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this March 18, 2024 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. whose post office address is Lot 25 - 1207 Kelsa Anne Drive, Spring Hill, FL 34609, 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) 14, 25, 28, 40, 43 and 44 Whiting Estates, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 29 through 32, inclusive, of the Public Records of Hernando County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes accruing subsequently to 2023.

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

Harold Foster
Print Name

Address: 632 632 6TH ST
Downers Grove, IL 60516

[Signature]
Witness Signature

Taji Clark
Print Name

Address: 632 632 6TH ST
Downers Grove, IL 60516

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

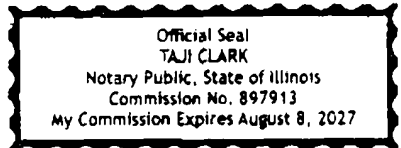
By [Signature]
Christopher J. Fiegen, its Manager

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

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March 2024 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 to me known to be the person(s) described in or who has/have produced Drivers Licenses identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: Taji Clark
Notary Public in and for the State of Illinois
My Commission Expires: 08-08-2027



Permitted Exceptions Exhibit "A"

1. Taxes and assessments for the year 2024 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.
5. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments as contained in that certain Community Declaration for Whiting Estates recorded in Official Records Book 4282, Page 769; and as may be subsequently amended in the Public Records of Hernando County, Florida.