

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 30th day of October, 2024, is made and entered into by and between **ALTO ASSET COMPANY 2, LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantor"), and **Montpelier Assets, LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Hernando, in the State of Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 22 day of October, 2024.

SIGNED, SEALED AND DELIVERED in the presence of:

GRANTOR:

ALTO ASSET COMPANY 2, LLC, a Delaware limited liability company

[Signature]
Witness
Print Name: Taylor Todd
ADDRESS: Austin, TX
401 Congress Avenue, 33rd Floor, Austin, TX 78701

By: [Signature]
Name: Joseph V. Gatti
Title: Vice President and Secretary

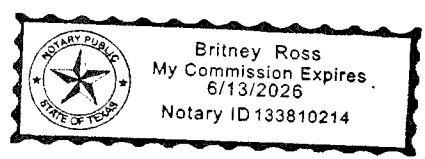
[Signature]
Witness
Print Name: Jackson Kerner
ADDRESS: Austin, TX
401 Congress Avenue, 33rd Floor, Austin, TX 78701

STATE OF Texas §
§
COUNTY OF Travis §

The foregoing instrument was acknowledged before me by means of physical presence, or remote online notarization, this 22 day of October, 2024, by Joseph V. Gatti, as Vice President and Secretary of ALTO ASSET COMPANY 2, LLC, a Delaware limited liability company, on behalf of the company.

Personally Known, or Identification Produced (_____)

SEAL:



[Signature]
Notary Public
Commission Expires: 6/13/26
 Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 4 in Block 780 of SPRING HILL, UNIT 12, according to the map or plat thereof, as recorded at Plat Book 8, Pages 74 through 83, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 1064 Altoona Ave, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5120-0780-0040
TITLE FILE NO: 5197026-1

TRACT 2:

Lot 4 in Block 771 of SPRING HILL, UNIT 12, according to the map or plat thereof, as recorded at Plat Book 8, Pages 74 through 83, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 1074 Aladdin Rd, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5120-0771-0040
TITLE FILE NO: 5264252-1

TRACT 3:

Lot 3 in Block 771 of SPRING HILL, UNIT 12, according to the map or plat thereof, as recorded at Plat Book 8, Pages 74 through 83, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 1082 Aladdin Rd, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5120-0771-0030
TITLE FILE NO: 5275557-1

TRACT 4:

Lot 9 in Block 544 of SPRING HILL, UNIT 9, according to the map or plat thereof, as recorded at Plat Book 8, Page 38, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 12154 Linden Dr, Spring Hill, FL 34608
PARCEL ID: R32-323-17-5090-0544-0090
TITLE FILE NO: 6340496-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Lot 17 in Block 609 of SPRING HILL, UNIT 10, according to the map or plat thereof, as recorded at Plat Book 8, Pages 54 through 66, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 12156 Monarco Ln, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5100-0609-0170
TITLE FILE NO: 5197020-1

TRACT 6:

Lot 9 in Block 664 of SPRING HILL, UNIT 10, according to the map or plat thereof, as recorded at Plat Book 8, Pages 54 through 66, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 12354 Folger St, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5100-0664-0090
TITLE FILE NO: 5437994-1

TRACT 7:

Lot 20 in Block 896 of SPRING HILL, UNIT 13, according to the map or plat thereof, as recorded at Plat Book 8, Pages 84 through 100, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 2277 Whitewood Ave, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5130-0896-0200
TITLE FILE NO: 5288695-1

TRACT 8:

Lot 5 in Block 546 of SPRING HILL, UNIT 9, according to the map or plat thereof, as recorded at Plat Book 8, Pages 38 through 53, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 2446 Appian Ave, Spring Hill, FL 34608
PARCEL ID: R32-323-17-5090-0546-0050
TITLE FILE NO: 5288676-1

Exhibit "A"
Legal Description(s)

TRACT 9:

Lot 28 in Block 912 of SPRING HILL, UNIT 14, according to the map or plat thereof, as recorded at Plat Book 9, Pages 7 through 9, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 3337 Grayton Dr, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5140-0912-0280
TITLE FILE NO: 5787535-1

TRACT 10:

Lot 2 in Block 19 of VILLAGES AT AVALON, PHASE 1, according to the map or plat thereof, as recorded at Plat Book 36, Page 24, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 374 Winthrop Dr, Spring Hill, FL 34609
PARCEL ID: R34-223-18-3749-0190-0020
TITLE FILE NO: 6140354-1

TRACT 11:

Lot 12 in Block 1052 of SPRING HILL, UNIT 16, according to the map or plat thereof, as recorded at Plat Book 9, Pages 18 through 30, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 4333 Landover Blvd, Spring Hill, FL 34609
PARCEL ID: R32-323-17-5160-1052-0120
TITLE FILE NO: 6216333-1

TRACT 12:

Lot 18 in Block 1701 of SPRING HILL, UNIT 25, according to the map or plat thereof, as recorded at Plat Book 10, Pages 61 through 76, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 4419 Crescent Rd, Spring Hill, FL 34606
PARCEL ID: R32-323-17-5250-1701-0180
TITLE FILE NO: 5362561-1

Exhibit "A"
Legal Description(s)

TRACT 13:

Lot 12 in Block 1222 of SPRING HILL, UNIT 18, according to the map or plat thereof, as recorded at Plat Book 9, Pages 47 through 59, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 5251 Fairhaven Ave, Spring Hill, FL 34608
PARCEL ID: R32-323-17-5180-1222-0120
TITLE FILE NO: 6079494-1

TRACT 14:

Lot 4 in Block 1534 of SPRING HILL, UNIT 22, according to the map or plat thereof, as recorded at Plat Book 10, Pages 31 through 43, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 6158 Sunday Rd, Spring Hill, FL 34608
PARCEL ID: R32-323-17-5220-1534-0040
TITLE FILE NO: 3983569-1

TRACT 15:

Lot 439 of FOREST OAKS UNIT FIVE, according to the map or plat thereof, as recorded at Plat Book 20, Pages 17 and 18, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 8376 Camphor Dr, Spring Hill, FL 34606
PARCEL ID: R14-223-17-1772-0000-4390
TITLE FILE NO: 4905234-1

TRACT 16:

Lot 17 in Block 1481 of SPRING RIDGE, UNIT 22, according to the map or plat thereof, as recorded at Plat Book 10, Pages 31 through 43, inclusive, of the Public Records of Hernando County, Florida.

COMMONLY KNOWN AS: 9178 Swiss Rd, Spring Hill, FL 34606
PARCEL ID: R32-323-17-5220-1481-0170
TITLE FILE NO: 5321547-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(1064 ALTOONA AVE, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 74, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 72; O.R. Book 1119, Page 808; and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.

AS TO TRACT 2 (1074 ALADDIN RD, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 74, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 72; O.R. Book 1119, Page 808; and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.

AS TO TRACT 3 (1082 ALADDIN RD, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 74, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 72; O.R. Book 1119, Page 808; and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (12154 LINDEN DR, SPRING HILL, FL 34608) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 38, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 47; O.R. Book 610, Page 714; O.R. Book 1119, Page 783; and O.R. Book 2488, Page 429, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 1330, Page 958; O.R. Book 757, Page 810; O.R. Book 885, Page 1882; and O.R. Book 673, Page 373, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.
- (5) Resolution(s) as set forth in instrument(s) recorded at O.R. Book 2772, Page 1945, of the Public Records of Hernando County, Florida.

AS TO TRACT 5 (12156 MONARCO LN, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 54, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 56; O.R. Book 1119, Page 792; and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 673, Page 373; O.R. Book 757, Page 810; and O.R. Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 6 (12354 FOLGER ST, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Pages 54 through 66, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 56; O.R. Book 610, Page 714; and O.R. Book 1119, Page 792, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 673, Page 373; O.R. Book 757, Page 810; and O.R. Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387 and O.R. Book 136, Page 373, of the Public Records of Hernando County, Florida.

AS TO TRACT 7 (2277 WHITEWOOD AVE, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 84, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 81 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 673, Page 373 and O.R. Book 757, Page 810, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 8 (2446 APPIAN AVE, SPRING HILL, FL 34608) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 38, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 134, Page 47 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

AS TO TRACT 9 (3337 GRAYTON DR, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9, Pages 7 through 9, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 137, Page 475 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.

AS TO TRACT 10 (374 WINTHROP DR, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 36, Page 24, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 2084, Page 1236; O.R. Book 2084, Page 1337; O.R. Book 2145, Page 268; O.R. Book 2511, Page 599; O.R. Book 3111, Page 28; and O.R. Book 2570, Page 1406, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 2084, Page 1307; O.R. Book 2259, Page 421; O.R. Book 2319, Page 578; and O.R. Book 2624, Page 1622, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 1821, Page 1285 and O.R. Book 1956, Page 1498, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 11 (4333 LANDOVER BLVD, SPRING HILL, FL 34609) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9, Pages 18 through 30, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 141, Page 455; O.R. Book 610, Page 714; and O.R. Book 2325, Page 396, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

AS TO TRACT 12 (4419 CRESCENT RD, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Pages 61 through 76, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 191, Page 778 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 757, Page 810 and O.R. Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 373 and O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 13 (5251 FAIRHAVEN AVE, SPRING HILL, FL 34608) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9, Pages 47 through 59, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 141, Page 434 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Easement(s) as set forth in instrument(s) recorded at O.R. Book 673, Page 373; O.R. Book 757, Page 810; and O.R. Book 885, Page 1882, of the Public Records of Hernando County, Florida.
- (4) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 136, Page 387, of the Public Records of Hernando County, Florida.

AS TO TRACT 14 (6158 SUNDAY RD, SPRING HILL, FL 34608) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Page 31, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 307, Page 201, of the Public Records of Hernando County, Florida.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 15 (8376 CAMPHOR DR, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 20, Pages 17 and 18, inclusive, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 655, Page 1542, of the Public Records of Hernando County, Florida.
- (3) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 552, Page 228; O.R. Book 552, Page 235; O.R. Book 553, Page 1107; O.R. Book 637, Page 1218; O.R. Book 637, Page 1224; and O.R. Book 684, Page 1669, of the Public Records of Hernando County, Florida.
- (4) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at O.R. Book 15, Page 498; O.R. Book 600, Page 572; and O.R. Book 601, Page 284, of the Public Records of Hernando County, Florida.
- (5) Ordinance(s) as set forth in instrument(s) recorded at O.R. Book 3066, Page 149, of the Public Records of Hernando County, Florida.

AS TO TRACT 16 (9178 SWISS RD, SPRING HILL, FL 34606) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 10, Page 31, of the Public Records of Hernando County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at O.R. Book 183, Page 7 and O.R. Book 610, Page 714, of the Public Records of Hernando County, Florida.
- (3) Agreement(s) as set forth in instrument(s) recorded at O.R. Book 673, Page 373; O.R. Book 757, Page 810, of the Public Records of Hernando County, Florida.