

Prepared by and Return to:
Anchor Title Services, LLC
Maile Ott
5121 Bowden Rd., Suite 308
Jacksonville, FL 32216
Our File No.: JAX2613

Note to Clerk: This Special Warranty Deed is being recorded in Citrus, Charlotte and Lee County, Florida. Documentary Stamp Taxes in the amount of \$1,274.00 are being paid upon recording of this Special Warranty Deed in Citrus County, Florida, therefore no documentary stamp taxes will be due at time of recording in Charlotte or Lee County, Florida.

SPECIAL WARRANTY DEED

Made this 3rd day of March, 2023 A.D. By DLP Land Holdings I LLC, a Florida limited liability company, whose post office address is: 405 Golfway West Drive, Saint Augustine, FL 32095, hereinafter called the grantor, to Southern Impression Homes LLC, a Florida limited liability company, whose post office address is: 5711 Richard St., Suite 1, Jacksonville, FL 32216, hereinafter called the grantee:

WITNESSETH:

Grantor, 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 Grantee, his/her/their heirs and assigns, the following described property, to wit:

See Exhibit "A" attached hereto.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 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.

Exhibit "A"
(Legal Description-JAX2613)

PARCEL 1

Lot 3, Block 311, Inverness Highlands West, according to the map or plat thereof, recorded in Plat Book 5, Pages 19 through 33, of the Public Records of Citrus County, Florida. TAX ID 20E19S290010 03110 0030

PARCEL 2

Lot 5, Block 430, Inverness Highlands West, First Addition, according to the map or plat thereof, recorded in Plat Book 5, Page 44 through 58, of the Public Records of Citrus County, Florida. TAX ID 20E19S300010 04300 0050

PARCEL 3

Lot 23, Block 343, Inverness Highlands West, according to the map or plat thereof, recorded in Plat Book 5, Pages 19 through 33, of the Public Records of Citrus County, Florida. TAX ID 20E19S290010 03430 0230

PARCEL 4

Lot 4, Block 388, Inverness Highlands West, according to the map or plat thereof, recorded in Plat Book 5, Pages 19 through 33, of the Public Records of Citrus County, Florida. TAX ID 20E19S290010 03880 0040

PARCEL 5

Lot 6, Block 2270, Port Charlotte Subdivision, Section 20, according to the map or plat thereof, recorded in Plat Book 5, Pages 10A through 10F, of the Public Records of Charlotte County, Florida. TAX ID 402213428010

PARCEL 6

Lot 12, Block 2250, Port Charlotte Subdivision, Section 20, according to the map or plat thereof, recorded in Plat Book 5, Pages 10A through 10F, of the Public Records of Charlotte County, Florida. TAX ID 402213426006

PARCEL 7

Lot 14, Block 3798, Port Charlotte Subdivision, Section 72 according to the map or plat thereof, as recorded in Plat Book 6, pages 28, Public Records of Charlotte County, Florida. TAX ID 412106307009

PARCEL 8

Lot 10, Block 931, Port Charlotte Subdivision, Section 17, according to the map or plat thereof, recorded in Plat Book 5, Pages 6A through 6D, of the Public Records of Charlotte County, Florida. TAX ID 402205278002

PARCEL 9

Lot 12, Block 2891, Port Charlotte Subdivision, Section 49, according to the map or plat thereof, recorded in Plat Book 5, Pages 63A through 63E, of the Public Records of Charlotte County, Florida. TAX ID 402108230025

PARCEL 10

Lot 4, Block 1002, Port Charlotte Subdivision, Section 14, according to the map or plat thereof, recorded in Plat Book 5, Pages 3A through 3E, of the Public Records of Charlotte County, Florida. TAX ID 402206256017

PARCEL 11

Lot 20, Block 599, Port Charlotte Subdivision, Section 41, according to the map or plat thereof, recorded in Plat Book 5, Pages 51A through 51K, of the Public Records of Charlotte County, Florida. TAX ID 402113206004

PARCEL 12

Lots 23 and 24, Block 2922, Cape Coral Unit 42, according to the map or plat thereof, as recorded in Plat Book 17, Pages 32 through 44, of the Public Records of Lee County, Florida. TAX ID 34-43-23-C3-02922.0230

PARCEL 13

Lot 42, Block 3630, Port Charlotte Subdivision, Section 64, according to the map or plat thereof, recorded in Plat Book 5, Pages 78A through 78F, of the Public Records of Charlotte County, Florida. TAX ID 412002479010