

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Barbara H. Luikart, Attorney at Law
Rocke, McLean & Sbar, P.A.
2309 South MacDill Avenue
Tampa, Florida 33609

Parcel ID No: 18E-20S-21-0000-11000 and
18E-20S-21-0060-00000-00B0

Purchase Price: \$750,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 16th day of May, 2023, by SOUTHERN WOODS, LLC, a Wisconsin limited liability company, whose address is 517 N. Westhill Boulevard, Appleton, Wisconsin 54914-5780 ("Grantor"), to BURGLAND INVESTMENTS LLC, whose address is 1810 West Kennedy Boulevard, Suite 232, Tampa, Florida 33606 ("Grantee").

W I T N E S S E T H:

That the Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, and sells to Grantee and Grantee's successors and assigns, all the real property located in Citrus County, Florida, more particularly described in Exhibit A attached hereto and made a part hereof (the "Property");

TOGETHER with all tenements, hereditaments, rights, interests, remainders, easements, and appurtenances thereto belonging or otherwise appertaining;

SUBJECT TO property taxes for 2023, and easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever.

GRANTOR hereby specially warrants title to the Property subject to the matters referred to above, and will defend the same against the lawful claims of all persons whomsoever lawfully claiming the same by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed and sealed this Special Warranty Deed on the day and year first above written.

GRANTOR:

SOUTHERN WOODS, LLC, a Wisconsin limited liability company

By: Bechard Investments, Inc., a Wisconsin corporation, its Authorized Member

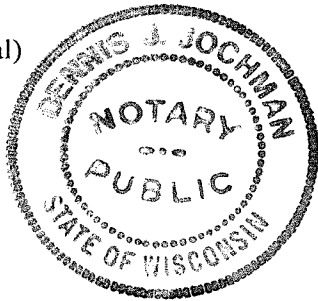
By: [Signature]
Larry E. Lind, Vice President

[Signature]
Print Name: Beryl Wagner
[Signature]
Print Name: Alexandro Trejo

STATE OF WISCONSIN
COUNTY OF OUTAGAMIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of May, 2023, by Larry E. Lind, as Vice President of Bechard Investments, Inc., a Wisconsin corporation, Authorized Member of Southern Woods, LLC, a Wisconsin limited liability company, who is personally known to me OR has produced _____, as identification.

(Affix notarial seal)



[Signature]
NOTARY PUBLIC DENNIS J. JOCHMAN
My commission expires: 06/08/25

EXHIBIT "A"

Legal Description

Parcel 1:

The Northeast 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 18 East, except an easement over the North thirty-foot strip of land of said tract to be used for road purposes, LESS and EXCEPT any portion of such lands located within the lands described in Official Records Book 177, Page 391, of the Public Records of Citrus County, Florida.

Parcel 2:

Tract B, of Southern Woods at Sugarmill Woods Phase IV, according to the plat thereof, as recorded in Plat Book 17, Pages 26-30, of the Public Records of Citrus County, Florida.