

Prepared by and Return to:
Kristin Berania
Omega National Title Agency, LLC
4811 Beach Boulevard
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Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **23rd day of July, 2025** between **Greenspring Capital Management LLC, not in its individual capacity, but solely as administrator of the RMH 2023-2 Trust LLC**, whose mailing address is 11350 McCormick Road, EP2, Suite 902, Hunt Valley, MD 21031 ("**Grantor**") to, **Ronnie Reid and Sherry Reid, a married couple, as tenants by the entirety** whose mailing address is 2098 West Deer Trail Lane, Lecanto, FL 34461 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Citrus** County, Florida and fully described as follows:

Lot 19, Block 3, FLYING DUTCHMAN ESTATES PHASE I, according to the plat thereof recorded in Plat Book 12, Page 118, of the Public Records of Citrus County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

[Signature]
WITNESS
PRINT NAME: Stephen Coyle

11350 McComick Rd
Hunt Valley MD 21031
ADDRESS

[Signature]
WITNESS
PRINT NAME: Michelle Anderson

11350 McComick Rd, #902
Hunt Valley, MD 21031
ADDRESS

GRANTOR:

Greenspring Capital Management LLC, not in its individual capacity, but solely as administrator of the RMH 2023-2 Trust LLC, a Maryland Limited Liability Company

[Signature]
By: Jack Levi
Its: Vice President

STATE OF MARYLAND
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 21 day of July, 2025, by Jack Levi, Vice President of Greenspring Capital Management LLC, not in its individual capacity, but solely as administrator of the RMH 2023-2 Trust, a MD Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced _____ as identification.

[Signature]
Signature of Notary Public
Theresa M. Kopf
Print, Type/Stamp Name of Notary

