

Prepared by and return to:

Vickie A. Rianda

Knight Barry Title Solutions, Inc.

1760 A1A South, Suite A

St. Augustine, FL 32080

904-471-7272

File Number: 2047290

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS SPECIAL WARRANTY DEED ("Deed") is made this 23rd day of April, 2021, by **RH VENTURE III, LLC, a Florida limited liability company ("Grantor")**, whose post office address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **PULTE HOME COMPANY, LLC, a Michigan limited liability company ("Grantee")**, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida ("**Property**"):

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except taxes for the year 2021 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record, including, without limitation, the following (a) Memorandum of Agreement by and between Grantor and Grantee recorded concurrent herewith, (b) Declaration of Covenants and Restrictions for Town Hall Amenities Center recorded as Instrument Number 2005000109542, as amended and supplement, and (c) Declaration of Covenants and Restrictions for River Hall Country Club recorded as Instrument Number 2005000153067, as amended and supplemented (without reimposing any matters other than those set forth in (a), (b), and (c) above;

And, subject to the foregoing, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

[Signature]
Signature of Witness #1

Hilary Marshall
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2

Carrie Russell
Typed/Printed Name of Witness #2

RH VENTURE III, LLC,
a Florida limited liability company

By: [Signature]
Graydon E. Miars, Vice President

State of Florida
County of Duval

in ☒ physical presence or ☐ notarization

The foregoing instrument was acknowledged before me this 20th day of April, 2021 by Graydon E. Miars, Vice President of RH VENTURE III, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Carrie Russell

My Commission
Expires: 11/26/2021

Affix Notary Seal:

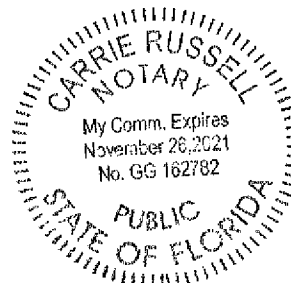


Exhibit A

Lots 1 through 8, inclusive, 69, 70, 83 through 86, inclusive, River Hall Country Club Phase 2A, according to the plat thereof as recorded in Instrument No. 2021000083185, of the Public Records of Lee County, Florida.

Parcel Identification Number:

**35-43-26-L2-09000.0010, 35-43-26-L2-09000.0020,
35-43-26-L2-09000.0030, 35-43-26-L2-09000.0040,
35-43-26-L2-09000.0050, 35-43-26-L2-09000.0060,
35-43-26-L2-09000.0070, 35-43-26-L2-09000.0080,
35-43-26-L3-09000.0690, 35-43-26-L3-09000.0700,
35-43-26-L2-09000.0830, 35-43-26-L2-09000.0840,
35-43-26-L2-09000.0850, 35-43-26-L2-09000.0860**