

Prepared by and Return to:
Steel City Title
Celestine McCray
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL25-698
\$181,428.51

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hernando)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this July 21, 2025, between Florida 735, LLC., a Delaware limited liability company, whose mailing address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, party of the first part, and Maronda Homes, LLC. of Florida, a Florida limited liability company, whose mailing address is: 3917 Riga Blvd, Tampa, Florida 33619, party/parties of the second part,

WITNESSETH:

First party, 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 second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Parcel 1: Lot 6, Block 574, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Pages 83 through 110, inclusive, of the Public Records of Hernando County, Florida.

Parcel 2: Lot 5, Block 109, ROYAL HIGHLANDS, UNIT NO. 3, according to the plat thereof recorded in Plat Book 12, Pages 9 through 14, of the Public Records of Hernando County, Florida.

Parcel 3: Lots 12 and 13, Block 495, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Page 83, of the Public Records of Hernando County, Florida.

Parcel 4: Lot 25, Block 466, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Page 83, of the Public Records of Hernando County, Florida.

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) nor 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 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 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.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on July 21, 2025.

Signed, sealed and delivered
in the presence of:

Florida 735, LLC., a Delaware limited liability company

Harry Gueno
Witness signature
Harry Gueno
Print witness name

By: Alan Lancaster
Print Name: Alan Lancaster
Title: Authorized Agent

(Corporate Seal)

726 Second St; Ste 2A; Annapolis, MD 21403

Shawn D. Hyson
Address
Witness signature
Shawn D. Hyson
Print witness name

726 Second St; Ste 2A; Annapolis, MD 21403

Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 15 day of JULY 2025, by Alan Lancaster, Authorized Agent of Florida 735, LLC., a Delaware limited liability company.

[SEAL]
Online Notary



Harry Gueno
Signature of Notary Public
Personally Known ☒ OR
Produced Identification _____
Type of Identification Produced _____