

**Prepared by:**

Jourdan R. Haynes, Esq.  
Carlton Fields, P.A.  
4221 W. Boy Scout Blvd., Suite 1000  
Tampa, Florida 33607

**Return to:**

Margarita Calderon  
CalAtlantic National Title Solutions  
5505 Waterford District Drive, 5<sup>th</sup> Floor  
Miami, FL 33126

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** (the "**Deed**") is made as of the 29 day of October, 2024, by **ACORN TO OAKTREE INVESTMENTS, LLC**, a Florida limited liability company, whose address is 669 Primrose Willow Way, Apopka, Florida 32712 ("**Grantor**"), to **JUMPER LOOP PROJECT LLC**, a Florida limited liability company, whose address is 4912 Turnbury Wood Drive, Tampa, Florida 33647 ("**Grantee**").

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

**WITNESSETH:**

**THAT**, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Hernando County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2024, and subsequent years, which are not yet due and payable, and those certain covenants, conditions, restrictions, reservations and easements of record, without re-imposing any of the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully 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 against none other.

*[SIGNATURE PAGES TO FOLLOW]*

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

Sharrae Butts

Print Name: Sharrae Butts

Address: 726 Dartmouth Ave

Williamstown, NJ 08094

Edna M Butts

Print Name: Edna M Butts

Address: 726 Dartmouth Ave

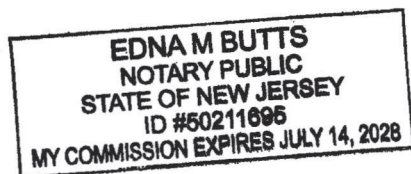
Williamstown NJ 08094

ACORN TO OAKTREE INVESTMENTS,  
LLC, a Florida limited liability company

By: Angela Velez its authorized member  
Angela Velez,  
Its Authorized Member

STATE OF New Jersey  
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 25 day of October, 2024 by Angela Velez as Authorized Member of **ACORN TO OAKTREE INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced NJ Driver License as identification.



Edna M Butts  
Notary Public, State of New Jersey  
Print Name: Edna M Butts  
Commission No. 50211695  
Expiration: 7/14/2028

(SEAL)



IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

Nikkia M Green  
Print Name: Nikkia M Green  
Address: 752 Caterpillar Run  
Winter Garden FL 34787

Lamar Green  
Print Name: Lamar Green  
Address: 752 CATERPILLAR RUN  
WINTER GARDEN FL 34787

ACORN TO OAKTREE INVESTMENTS,  
LLC, a Florida limited liability company

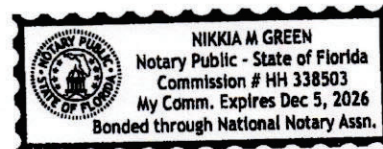
By: Madeline Villa  
Authorized Member

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 25 day of October, 2024 by Madeline Villa, as Authorized Member of ACORN TO OAKTREE INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced FL DL as identification.

Nikkia M Green  
Notary Public, State of Florida  
Print Name: Nikkia M Green  
Commission No. #4338503  
Expiration: 12/5/2026

(SEAL)



**EXHIBIT A  
LEGAL DESCRIPTION**

Lots 1 through 22, Lots 23 through 28 and Lots 29 through 48, Block 1;  
Lots 1 through 48, Block 2;  
Lots 1 through 18, Lots 19, 20, 21 and Lots 22 through 48, Block 3;  
Lots 1 through 14, Lots 15, 16, 17 and Lots 18 through 48, Block 4;  
Lots 1 through 48, Block 5;  
Lots 1 through 48, Block 6;  
Lots 1 through 48, Block 7;  
Lots 1 through 48, Block 8;  
Lots 1 through 14, Lots 15, 16 and Lots 17 through 48, Block 9;  
Lots 1 through 48, Block 10;  
Lots 1 through 24, Block 11 and  
Lots 1 through 24, Block 12;  
all of Silver Hills, according to the map or plat thereof, as recorded in Plat Book 4, Page 8, of the Public  
Records of Hernando County, Florida;

**Folio Numbers:**

R02 223 18 3530 0040 0090; R02 223-18 3530 0040 0091; R02 223 18 3530 0040 0180; R02 223 18  
3530 0010 0230; R02 223 18 3530 0060 0010; R02 223 18 3530 0060 0030; R02 223 18 3530 0090 0050;  
R02 223 18 3530 0010 0010; R02 223 18 3530 0060 0040; R02 223 18 3530 0020 0010; R02 223 18 3530  
0030 0010; R02 223 18 3530 0040 0010; R02 223 18 3530 0050 0010; R02 223 18 3530 0060 0050; R02  
223 18 3530 0070 0010; R02 223 18 3530 0080 0010; R02 223 18 3530 0090 0010; R02 223 18 3530  
0100 0010; R02 223 18 3530 0110 0010; R02 223 18 3530 0120 0010