

THIS INSTRUMENT PREPARED BY:

Biskind, Hunt & Semro, PLC  
8901 East Pima Center Parkway, Suite 225  
Scottsdale, Arizona 85258  
Attn: Neil D. Biskind

WHEN RECORDED, RETURN TO:

Meritage Homes of Florida, Inc.  
8800 East Raintree Drive, Suite 300  
Scottsdale, Arizona 85260  
Attn: Jamison Hendricks

PARCEL IDENTIFICATION NOS.:

33-39-33-00002-0010-0001/0; 33-39-33-00002-0090-0001/0  
33-39-33-00002-0160-0001/0; 33-39-33-00002-0140-0001/0  
33-39-33-00002-0130-0001/0

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**SPECIAL WARRANTY DEED**

*(Tripson Estates, Florida)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC II (MTH) MULTI STATE 2, LLC, a Delaware limited liability company (the "Grantor"), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants to MERITAGE HOMES OF FLORIDA, INC., a Florida corporation ("Grantee"), whose address is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260, that certain real property situated in Indian River County, Florida, described as follows (the "Land"):

**SEE EXHIBIT "A" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF**

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the

Land is a portion, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Land.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

*[Signature on Next Page]*

EXECUTED this 15<sup>th</sup> day of July, 2022

GRANTOR:

Signed, sealed and delivered in the presence of:

AG EHC II (MTH) MULTI STATE 2, LLC, a Delaware limited liability company

[Handwritten Signature]

Signature of Witness

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

Vanessa Garcia

Print Name

By: [Handwritten Signature]

Steven S. Benson, its Manager

[Handwritten Signature]

Signature of Witness

Angela Staten

Print Name

STATE OF ARIZONA )

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2022 by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

[Handwritten Signature]

Notary Public

(SEAL)

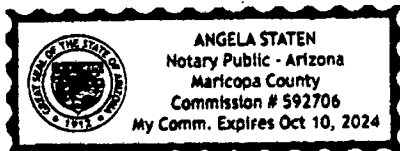


EXHIBIT "A"

LEGAL DESCRIPTION

*(Tripson Estates, Florida)*

The land referred to herein below is situated in the County of INDIAN RIVER, State of Florida, and described as follows:

Tracts 9 and 16, in Section 33, Township 33 South, Range 39 East, according to the last General Plat of Lands of the INDIAN RIVER FARMS COMPANY, as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, now Indian River County, Florida, LESS AND EXCEPT that portion lying in State Road 611 (43rd Avenue) and West 25th Street SW (Hamilton Road).

AND

Tract 1, LESS AND EXCEPT the North 19.5 acres thereof and Tract 8, Section 33, Township 33 South, Range 39 East, according to the last General Plat of Lands of the INDIAN RIVER FARMS COMPANY, as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, now Indian River County, Florida.

AND

Parcel 1:

Tract 13, LESS AND EXCEPT the West 100.00 feet thereof, Section 34, Township 33 South, Range 39 East, INDIAN RIVER FARMS COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 25, of the Public Records of Indian River County, Florida; LESS AND EXCEPT Canals; ALSO LESS AND EXCEPT any portion lying within 25th Street Southwest (Hamilton Road) on South.

Parcel 2:

Tract 14, Section 34, Township 33 South, Range 39 East, INDIAN RIVER FARMS COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 25, of the Public Records of Indian River County, Florida; LESS AND EXCEPT Canals; ALSO LESS AND EXCEPT any portion lying within 25th Street Southwest (Hamilton Road) on South.