

This Instrument Prepared by:  
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Dallas, Texas 75219

Parcel ID: 7199700001

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made February 8, 2024, by **KCAP RE Fund II, LLC**, a Texas limited liability company, whose address is 1211 S. White Chapel Blvd., Southlake, Texas 76092 (the "Grantor"), to **SBL Personal Investments, LLC**, whose address is 1211 S. White Chapel Blvd., Southlake, Texas 76092, Attn: Shiloh Boone Lasater, Manager (the "Grantee").

WITNESSETH: that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the Grantee, and the Grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Manatee County, Florida, together with all and singular, all of Grantor's right, title and interest in and to all privileges, tenements, hereditaments, rights of way, easements, appendages, and adjacent streets and alleys, strips, and gores of land adjoining the above-described property all rights, easements and appurtenances belonging or appertaining thereto, and all buildings, other improvements and fixtures attached thereon, if any (the "Property");

SEE Exhibit "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable; and
2. Zoning, conditions, restrictions, easements and limitations of record (the "Permitted Exceptions").

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that the Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 24, Richmond Spring Lake Estates, formerly known as Clark Spring Lake Estates, according to the map or plat thereof, recorded in Plat Book 9, Page(s) 24, Public Records of Manatee County, Florida.