

EXHIBIT B - SPECIAL WARRANTY DEED

Prepared by and Return to:
City of Eustis, Florida
Attn: City Attorney
10 North Grove Street
Eustis, Florida 32726

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 202__, by EUSTIS PROPERTIES CORP., a Florida corporation (“Grantor”), whose address is 50 W Magnolia Ave., Eustis Florida 32726, to CITY OF EUSTIS, FLORIDA, a Florida municipal corporation (“Grantee”), whose address is 10 North Grove Street, Eustis, Florida 32726.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, in fee simple, subject to the Permitted Exceptions, all of the real property situated in Lake County, Florida, more particularly described in Exhibit A attached hereto and incorporated herein (the “Property”).

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

Grantor covenants that it is lawfully seized of the Property in fee simple; has full authority to convey the Property; and will warrant and defend title solely against all lawful claims of all persons claiming by, through, or under Grantor, but against none other.

This conveyance is made and delivered pursuant to that certain Purchase and Sale Agreement dated _____, 2026, between Grantor and Grantee. Consistent with Section 12.4 of that Agreement, the representations, warranties, and covenants contained in the Agreement shall not merge into this Deed.

Documentary stamp taxes required by law in connection with this Deed shall be paid by Grantor in accordance with the Purchase and Sale Agreement.

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

GRANTOR:

EUSTIS PROPERTIES CORP.,

a Florida corporation.

By: _____

Name: _____

Title: _____

Date: _____

WITNESSES AS TO GRANTOR

Witness 1:

Signature: _____

Printed Name: _____

Witness 2:

Signature: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

State of Florida

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 202__ by _____, as _____ of Eustis Properties Corp., a Florida corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public
State of Florida

Name: _____

Commission No.: _____

My Commission Expires: _____

{Exhibit A with Legal Description Follows}