

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE  
VAN ROOY LAW  
9471 BAYMEADOWS ROAD, SUITE 103  
JACKSONVILLE, FL 32256

Documentary Stamps: \$2,730.00

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of the 2nd day of June 2014, by and between **TYNES PARTNERS, LLC**, a Florida limited liability company, hereinafter called ("Grantor") and **DREAM FINDERS HOMES LLC**, a Florida limited liability company, whose address is 360 Corporate Way, Orange Park, Florida 32073 ("Grantee").

### **W I T N E S S E T H:**

Grantor, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's heirs and assigns, as appropriate, forever, the following property situated in Clay County, Florida, as more particularly described on Exhibit "A" attached hereto.

**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**, Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those set forth on Exhibit "B" hereto;

The property conveyed hereby is not the homestead property of Grantor.

**IN WITNESS WHEREOF**, this Special Warranty Deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

**TYNES PARTNERS, LLC**, a Florida limited liability company

Mail Off

Name Printed: Mailcott

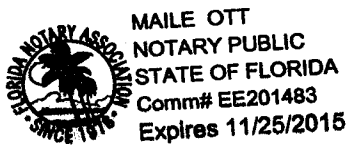
By: [Signature]

Mike Thornton, Managing Member

Name Printed: Joseph T. Van Dooy

STATE OF FLORIDA }  
COUNTY OF Duval } SS

The foregoing instrument was acknowledged before me this 2nd day of June, 2014, by Mike Thornton, the Managing Member of Tynes Partners, LLC, a Florida limited liability company, and was [ ] personally known to me or [X] produced Kentucky Drivers License as identification.



Maurit

(Print Name Maile Ott)

NOTARY PUBLIC

State of Florida at Large

Commission #

My Commission Expires:

Personally known

or Produced I.D. ✓

[check one of the above]

Type of Identification Produced

Kentucky Drivers license

**EXHIBIT "A"****(Legal Description)**

Lots 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XX", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "C", "L", "PP" and "W", a portion of Wetland Ridge Circle a portion of Paisley Park Drive and a portion of Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract "V"; thence North 36°37'15" West along the Southwesterly line of said Tract "V", 1262.82 feet; thence North 49°11'47" East, 290.76 feet to a point on the Northeasterly line of said plat of Pine Ridge Plantation; thence South 40°48'13" East along said Northeasterly line, 424.91 feet; thence North 53°32'15" East continuing along said Northeasterly line, 248.48 feet; thence South 56°45'29" East continuing along said Northeasterly line, 1131.00 feet; thence South 37°59'49" West, 311.07 feet; thence South 36°36'09" East, 415.26 feet; thence South 53°23'51" West, 331.00 feet; thence North 36°36'09" West, 695.00 feet to a point on the Northerly right of way line of said Pine Ridge Parkway; thence South 53°23'51" West along said Northerly right of way line, 90.00 feet; thence South 55°45'47" West, 120.08 feet; thence South 53°21'21" West along said Northerly right of way line, 118.01 feet to the POINT OF BEGINNING.

Less and Except all of Tracts "V", "XX", "WWW", "YY", "ZZ", "AAA", "BBB", "C", "L", "PP" and "W", Wetland Ridge Circle, Paisley Park Drive and Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida,

**EXHIBIT "B"**  
**(Exception Docs)**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PINE RIDGE PLANTATION, as recorded in Plat Book 52, Page(s) 20-45, together with the Affidavit in Book 3044, Page 1847, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Florida Power & Light Easement contained in instrument recorded in Book 727, Page 367; Right-Of-Way Agreement in favor of Florida Power & Light Company recorded in Book 464, Page 1.
3. Notice Of Establishment Of The Pine Ridge Plantation Community Development District recorded in Book 2693, Page 1980.
4. Developer Agreement to Clay County Utility Authority recorded in Book 2793, Page 1350, and Assignment and Assumption to The Ryland Group, Inc. in Book 2793, Page 1384 and Partial Assignment of Developer Agreement in Book 3013, Page 1657 and assignment in Book 3592, Page 775 and Modification of Developer Agreement in Book 3603, Page 971 and Book 3603, Page 1047.
5. Pine Ridge Plantation Community Development District's Notice of Series 2006A Special Assessments recorded in Book 2802, Page 1125.
6. Pine Ridge Plantation Community Development District's Notice of Series 2006B Special Assessments recorded in Book 2802, Page 1130.
7. Grant of Construction Easement between The Pine Ridge Plantation Community Development District and The Ryland Group, Inc. recorded in Book 2828, Page 1440.
8. Easement granted to Clay Electric Cooperative by instrument recorded in Book 2849, Page 2127 and re-recorded in Book 2868, Page 1489.
9. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 2987, Page 355, First Supplement in Book 3042, page 2169, and Second Supplement in Book 3122, Page 1585 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Pine Ridge Plantation Community Development District recorded in Book 2983, Page 258.
11. Conservation Easements shown as Parcel 1-A, Parcel 1-B and Parcel 1-C recorded in Book 3019, Page 465.
12. Easement granted to Bellsouth Telecommunications, Inc. by instrument recorded in Book 2991, Page 1756.
13. Riparian and/or littoral rights are not insured.