

Prepared by and Return to:
Dream Finders Title, LLC
8081 Philips Highway, Suite 6
Jacksonville, Florida 32256
Our File Number: 2017-0034

Consideration: \$274,771.00
Parcel ID No.

FOR OFFICIAL USE BY CLERK'S OFFICE ONLY

STATE OF FLORIDA
COUNTY OF CLAY

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)
)

CORPORATE WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 25th day of January, 2017, between **DFH Johns Landing, LLC, a Florida limited liability company ("Grantor")**, whose mailing address is: 360 Corporate Way, Orange Park, Florida 32073 and **Dream Finders Homes LLC, a Florida limited liability company ("Grantee")**, whose mailing address is: 360 Corporate Way, Orange Park, Florida 32073.

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantor, their heirs and assigns, the following described property, to wit:

Lots 9, 44, 50, 76, 81, 98 and 99, Eagle Nest Preserve at Eagle Harbor, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 40 through 48, of the Public Records of Clay County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantor hereby covenants with Grantee, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on

January 25, 2017

Signed, sealed and delivered
in the presence of:

DFH Johns Landing, LLC, a Florida limited liability
company

Nicole Leonard

Witness signature

Nicole Leonard

Print witness name

Robert Hughes

Witness signature

Robert Hughes

Print witness name

By: [Signature]

Name: John Blanton

Its: Vice President

(Corporate Seal)

State of Florida
County of Clay

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of January, 2017 by John Blanton, the VP of DFH Johns Landing, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

Nicole Leonard

Notary Public

Nicole Leonard

Print Notary Name

My Commission Expires: 12/7/2020

Notary Seal



NICOLE LEONARD

MY COMMISSION # GG 053544

EXPIRES: December 7, 2020

Bonded Thru Budget Notary Services