

PREPARED BY AND RETURN TO:

Beatrice Decker
Golden Dog Title & Trust
1845 Town Center Blvd, Suite 210
Fleming Island, FL 32003
Our File No.: FI19-0125

Consideration: \$230,143.00
Parcel ID No.: 10-04-25-007882-000-32

FOR OFFICIAL USE BY CLERK'S OFFICE ONLY

STATE OF FLORIDA)	<u>CORPORATE WARRANTY DEED</u>
COUNTY OF CLAY)	(Corporate Seller)

THIS INDENTURE, made this December 27, 2019 between **Dream Finders Homes, LLC** ("Grantor"), whose mailing address is: 14701 Philips Highway, Suite 300, Jacksonville, FL 32256 and **Hector Enrique Ocasio Hornedo and Michelle Pacheco, husband and wife** ("Grantee"), whose mailing address is: 3008 Greywood Lane, Orange Park, FL 32073.

WITNESSETH:

Grantor, for and in consideration of the sum of \$230,143.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, their heirs and assigns, the following described property, to wit:

Lot 32, Wilford Preserve Unit 1, according to the map or plat thereof, as recorded in Plat Book 61, Page(s) 25 through 37, 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, **and taxes and assessments for the year 2020 and subsequent years.**

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
12/24/2019.

Signed, sealed and delivered in the presence of:

Leslie Machin
 Witness signature

Leslie Machin
 Print witness name

Vickie M Fikke
 Witness signature

Vickie M Fikke
 Print witness name

Dream Finders Homes, LLC

BY: *[Signature]*
 John Blanton
 Vice President

STATE OF Florida
 COUNTY OF Duval

The foregoing instrument was acknowledged before me *12/24/*, 2019 by *John Blanton* *VP*
 as Director of Finance of Dream Finders Homes LLC, a Florida limited liability company, on behalf of said
 company, who is personally known to me.

Vickie M Fikke
 Notary
 Print Notary Name: _____
 Commission Expires: _____
 Notary Seal

