

Prepared by and Return to:
Dream Finders Title, LLC
14701 Philips Highway, Suite 101
Jacksonville, Florida 32256
Our File Number: CM21-0024

Consideration: \$449,612.00

FOR OFFICIAL USE BY CLERK'S OFFICE ONLY

STATE OF FLORIDA
COUNTY OF DUVAL

)
)
)

CORPORATE WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 22nd day of February, 2021, between **DFH MOF Eagle Landing, LLC a Delaware limited liability company ("Grantor")**, whose mailing address is: 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 and **DREAM FINDERS HOMES LLC, a Florida limited liability company ("Grantee")**, whose mailing address is: 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256.

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:

Lot 13, 23, 24 and 165, Eagle Landing at Oakleaf Plantation Phase V, according to the map or plat thereof, as recorded in Plat Book 59, Page(s) 13 through 26, 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 2021 and all 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.

[Signature page to follow]

IN WITNESS WHEREOF, first party has signed and sealed these presents the date set forth on this 22nd day of February, 2021.

Signed, sealed and delivered
in the presence of:

DFH MOF EAGLE LANDING, LLC, a Delaware limited liability company

Karl Chavell
Witness signature
Karl Chavell
Print witness name

By: Dream Finders Homes LLC, a Florida limited liability company, Its Manager

By: Michelle Murrhee
Name: Michelle Murrhee
Title: Vice President, Finance

Gail Pylipow
Witness signature
Gail Pylipow
Print witness name

(Corporate Seal)

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence this 22nd day of February, 2021, by Michelle Murrhee, Vice President - Finance of Dream Finders Homes LLC, a Florida limited liability company, the Manager of DFH MOF Eagle Landing, LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

Gail D. Pylipow
Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal



Gail D. Pylipow
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG210237
Expires 4/27/2022