

**THIS DOCUMENT PREPARED
BY AND RETURN TO:**
DF Title, LLC d/b/a Golden Dog Title
14701 Philips Highway- Suite 101
Jacksonville, FL 32256
CM21-0135

Consideration: \$225,867.27

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 22nd day of September, 2021, by **DFC WILFORD, LLC**, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("Grantor") to **DREAM FINDERS HOMES LLC**, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("Grantee"). *(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of limited liability companies and corporations.)*

That Grantor, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Clay County, Florida, more particularly described as follows made a part hereof, together with all right, title and interest of Grantor in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining such tract or piece of land and any easements and appurtenances pertaining thereto and all improvements situated thereon (the "Property"):

Lots 107, 151, 163 and 167, WILFORD PRESERVE UNIT 2B, according to the map or plat thereof, recorded in Plat Book 64, Pages 27 through 37, inclusive, Public Records of Clay County, Florida.

This deed is executed subject to the following, which are not reimposed hereby:

1. Taxes and assessments for 2021 and subsequent years; and
2. Zoning and other governmental regulations; and
3. Easements, covenants, conditions and restrictions and other matters of record.

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever.

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

**DFC WILFORD, LLC, a Florida limited liability
company**

[Signature]
Print Name: Harla Channell

By: [Signature]
Name: Robert Riva
Title: Vice President

[Signature]
Print Name: Gail Pylipow

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence, this 22nd day of September, 2021 by Robert Riva, Vice President of DFC Wilford, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Signature]
(Print Name _____)
NOTARY PUBLIC

(SEAL)

