

Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL252401004JC-C

This instrument prepared by:

Winston & Strawn LLP
800 Capitol Street, Suite 2400
Houston, Texas 77002-2925
Attn: Madison Bennett

Tax Identification Number: See Schedule I

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the date set forth in the acknowledgment below, effective as of the 11 day of June, 2024, is made by CHESWICK (FL) OWNER I LLC, a Delaware limited liability company, with an address of c/o Freehold Capital Management, LLC, 500 Boylston Street, Suite 2010, Boston, MA 02116 ("Grantor"), to DREAM FINDERS HOMES LLC, a Florida limited liability company, with an address of 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Clay County, Florida, more particularly described on the attached Exhibit A (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belong or in anywise appertaining.

SUBJECT TO: real estate taxes for 2024 and subsequent years, which are not yet due and payable, and all matters listed in Exhibit B attached hereto and by this reference made a part hereof, which are not reimposed hereby (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

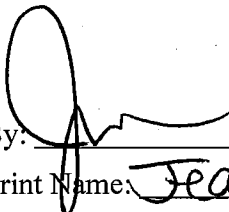
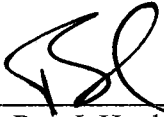
AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

Grantor has executed this Deed as of the date indicated above.

[SIGNATURE PAGE FOLLOWS]

Signed in the presence of:

GRANTOR:

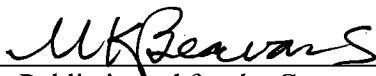
CHESWICK (FL) OWNER I LLC,
a Delaware limited liability companyBy: Print Name: Jeannie WilderAddress: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219By: Print Name: Melinda S. TolandAddress: 3953 Maple Ave., Ste. 300
DALLAS, TX 75219By: 

Name: Ron J. Hoyl

Title: Vice President

STATE OF TEXAS
~~COMMONWEALTH OF MASSACHUSETTS~~COUNTY OF ~~SUFFOLK~~ DALLAS§
§
§

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2024, by Ron J. Hoyl, as Vice President of Cheswick (FL) Owner I LLC, a Delaware limited liability company, on behalf of said limited liability company.


 Notary Public in and for the Commonwealth
 of Massachusetts ~~State of Texas~~

Printed Name: _____

My Commission Expires: _____

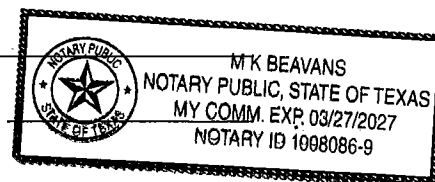


EXHIBIT A

LEGAL DESCRIPTION

Lots 51 through 59, inclusive, Lots 153 through 161, inclusive, and Lots 202, 223 and 227, Cheswick South, according to the plat thereof as recorded in Plat Book 70, Page 24, of the Public Records of Clay County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Right of Way Easement in favor of Clay Electric Cooperative, Inc. as set out in instrument recorded March 21, 1966 in Official Records Book 118, page 598, together with Right of Way Easement recorded April 14, 2021 in Official Records Book 4443, Page 1316, Partial Release of Easement recorded April 22, 2021 in Official Records Book 4446, Page 1881, and re-recorded April 29, 2021 in Official Records Book 4450, Page 325, all of the Public Records Clay County, Florida.
2. Access Easement Agreement by and between DFC Revolver II, LLC, a Florida limited liability company and Cheswick (FL) Owner I LLC, a Delaware limited liability company recorded September 22, 2021 in Official Records Book 4511, Page 1259, of the Public Records of Clay County, Florida.
3. Temporary Construction Easement by and between DFC Revolver II, LLC, a Florida limited liability company and Cheswick (FL) Owner I LLC, a Delaware limited liability company recorded September 22, 2021 in Official Records Book 4511, Page 1269, of the Public Records of Clay County, Florida.
4. Developer Agreement by and between Cheswick (FL) Owner I, LLC, a Delaware limited liability company and Clay County Utility Authority, an independent special district recorded May 19, 2022 in Official Records Book 4609, Page 1837, of the Public Records of Clay County, Florida.
5. Developer Agreement by and between Cheswick (FL) Owner I, LLC, a Delaware limited liability company and Clay County Utility Authority, an independent special district recorded October 17, 2023 in Official Records Book 4766, Page 1095, of the Public Records of Clay County, Florida.
6. Dedications, notes, easements and any other relevant matters shown on the plat of Cheswick South, according to the plat thereof, recorded in Plat Book 70, Page 24, of the Public Records of Clay County, Florida.
7. Right-of-Way Easement granted to Clay Electric Cooperative, Inc., a Florida corporation recorded May 31, 2023 in Official Records Book 4724, Page 1499, of the Public Records of Clay County, Florida.
8. Access Agreement by and between Cheswick (FL) Owner I LLC, a Delaware limited liability company and Dream Finders Homes LLC, a Florida limited liability company, dated March 27, 2024, recorded April 2, 2024 in Official Records Book 4808, Page 1504, of the Public Records of Duval County, Florida.

SCHEDULE I

TAX IDENTIFICATION NUMBERS

09-04-25-007878-002-51
09-04-25-007878-002-52
09-04-25-007878-002-53
09-04-25-007878-002-54
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09-04-25-007878-004-02
09-04-25-007878-004-23
09-04-25-007878-004-27