

Prepared by and Return to:  
Anchor Title Services, LLC  
Maile Ott  
5121 Bowden Rd., Suite 308  
Jacksonville, FL 32216  
Our File No.: JAX2639

**Note to Clerk:** This Special Warranty Deed is being recorded in Citrus, Marion, Flagler and Lee County, Florida. Documentary Stamp Taxes in the amount of \$8,207.50 are being paid upon recording of this Special Warranty Deed in Citrus County, Florida, therefore no documentary stamp taxes will be due at time of recording in Marion, Flagler or Lee County, Florida.

**SPECIAL WARRANTY DEED**

Made this 6th day of April, 2023 A.D. By DLP Land Holdings I LLC, a Florida limited liability company, whose post office address is: 405 Golfway West Drive, Saint Augustine, FL 32095, hereinafter called the grantor, to Southern Impression Homes LLC, a Florida limited liability company, whose post office address is: 5711 Richard St., Suite 1, Jacksonville, FL 32216, hereinafter called the grantee:

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

**See Exhibit "A" attached hereto.**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 simple forever.

**AND** the party of the first part hereby covenants with said party of the second part, 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 the party of the first part.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kayleigh Egner

Witness 1 Print Name: Kayleigh Egner

Noah Rutledge

Witness 2 Print Name: Noah Rutledge

DLP Land Holdings I LLC, a Florida limited liability company

By: DLP Capital Partners LLC, a Florida limited liability company, its Manager

By: DLP Real Estate Capital Inc., a Florida corporation, its Manager

By: Barry W. DeGroot  
Barry W. DeGroot, Secretary

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was executed and acknowledged before me by means of x Physical Presence or    Online Notarization this 10<sup>th</sup> day of April, 2023 by Barry W. DeGroot as Secretary of DLP Real Estate Capital Inc., a Florida corporation, the Manager of DLP Capital Partners LLC, a Florida limited liability company, the Manager of DLP Land Holdings I LLC, a Florida limited liability company, who is personally known to me or who has produced    (type of identification) as identification.

Sandra Lee MuiSe

Notary Public

Printed Name: Sandra Lee MuiSe

My Commission Expires: 8/23/26



**Exhibit "A"**  
(Legal Description-Land Bank A/B)  
JAX2639

Parcel 1:

Lot 7, Block 4, Seminole Woods at Palm Coast, Map of Seminole Park - Section 60, according to the map or plat thereof, recorded in Plat Book 17, Pages 48 through 55, of the Public Records of Flagler County, Florida.

Parcel 2:

Lot 5, Block 17, of PALM COAST, MAP OR ROYAL PALMS SECTION 33, according to the plat thereof as recorded in Map Book 10, Pages 67 through 77, of the Public Records of Flagler County, Florida.

Parcel 3:

Lot 47, Block 4, PALM COAST, MAP OF WYNNFIELD, SECTION 21, according to the map or plat thereof as recorded in Plat Book 7, Pages 43 through 49, of the Public Records of Flagler County, Florida.

Parcel 4:

Lot 4, Block 43, PALM COAST MAP OF ULYSSES TREES, SECTION 57, according to the map or plat thereof, recorded in Plat Book 17, Pages 12 through 28, of the Public Records of Flagler County, Florida.

Parcel 5:

Lot 19, Block 1, PALM COAST, MAP OF SEMINOLE PARK SECTION 60, according to the map or plat thereof, recorded in Plat Book 17, Pages 48 through 55, of the Public Records of Flagler County, Florida.

Parcel 6:

Lot 6, Block 2, PALM COAST, MAP OR PINE GROVE, SECTION 25, according to the map or plat thereof, recorded in Plat Book 9, Pages 1 through 19, of the Public Records of Flagler County, Florida.

Parcel 7:

Lot 2, Block 4, PALM COAST, MAP OF WYNNFIELD, SECTION 21, according to the map or plat thereof, recorded in Plat Book 7, Pages 43 through 49, of the Public Records of Flagler County, Florida.

Parcel 8:

Lot 9, Block 4, MAP OF PINE GROVE, SECTION 25, according to the map or plat thereof, recorded in Plat Book 9, Pages 1 through 19, of the Public Records of Flagler County, Florida.

Parcel 9:

Lot 43, Block 222, MARION OAKS UNIT 1, according to the map or plat thereof, recorded in Plat Book O, Page 1 through 18, Public Records of Marion County, Florida.

Parcel 10:

Lot 1, Block 12, SEMINOLE PARK- SECTION 60, SEMINOLE WOODS AT PALM COAST, according to the map or plat thereof as recorded in Plat Book 17, Pages 48 through 55, of the Public Records of Flagler County, Florida.

Parcel 11:

Lot 9, Block 2, PALM COAST, MAP OR ROYAL PALMS SECTION 31, according to the map or plat thereof as recorded in Plat Book 10, Pages 43 and 53, of the Public Records of Flagler County, Florida.

Parcel 12:

Lot 6, Block 28, OF PALM COAST, MAP OF LAGUNA FOREST SECTION 64, according to the map or plat thereof, recorded in Plat Book 18, Pages 36-43, Public Records of Flagler County, Florida.

Parcel 13:

Lot 11, Block 20, PALM COAST, MAP OF LAGUNA FOREST SECTION 64, according to the map or plat thereof as recorded in Plat Book 18, Pages 36 through 43, of the Public Records of Flagler County, Florida.

(legal description cont.)

Parcel 14:

Lot 35, Block 58A, PALM COAST, AMENDED SUBDIVISION MAP OF WYNNFIELD, SECTION 27, according to the map or plat thereof as recorded in Plat Book 28, Page 30, of the public Records of Flagler County, Florida.

Parcel 15:

Lot 1, Block 27, PALM COAST, MAP OF LAGUNA FOREST SECTION 64, according to the map or plat thereof as recorded in Plat Book 18, Page 36 through 43, of the Public Records of Flagler County, Florida.

Parcel 16:

Lot 7, Block 11, PALM COAST, MAP OF LAGUNA FOREST SECTION 64, according to the map or plat thereof, as recorded in Plat Book 18, Page 36 through 43, of the Public Records of Flagler County, Florida.

Parcel 17:

Lot 7, Block 12, PALM COAST, MAP OF LAGUNA FOREST SECTION 64, according to the map or plat thereof as recorded in Plat Book 18, Page 36 through 43, of the Public Records of Flagler County, Florida.

Parcel 18:

Lots 50 through 53, Block 3816, CAPE CORAL, UNIT 52, according to the plat thereof, recorded in Plat Book 19, Page 49 through 63, of the Public Records of Lee County, Florida.

Parcel 19:

Lots 13 and 14, Block 3822, CAPE CORAL, UNIT 52, according to the map or plat thereof, recorded in Plat Book 19, Pages 49 through 63, of the Public Records of Lee County, Florida.

Parcel 20:

Lots 17 and 18, Block 5685, CAPE CORAL, UNIT 87, according to the map or plat thereof, recorded in Plat Book 24, Page 67 through 87, of the Public Records of Lee County, Florida.

Parcel 21:

Lots 1 and 2, Block 5120, CAPE CORAL UNIT 80, according to the map or plat thereof, recorded in Plat Book 22, Pages 140 through 159, of the Public Records of Lee County, Florida.

Parcel 22:

Lot 21, Block 72, CITRUS SPRINGS, UNIT I, according to the map or plat thereof, recorded in Plat Book 5, Page 89, of the Public Records of Citrus County, Florida.

Parcel 23:

Lots 25, 26, 27 and 28, Block 165, INVERNESS HIGHLANDS, UNIT NO 9, according to the map or plat thereof, recorded in Plat Book 2, Page 175 through 177, of the Public Records of Citrus County, Florida.

Parcel 24:

Lots 11, 12 and 13, Block 237, INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof, recorded in Plat Book 3, Page 51 through 66, of the public Records of Citrus County, Florida.

Parcel 25:

Lots 13, 14, 15, and 16, Block 117, INVERNESS HIGHLANDS, UNIT NO. 3, according to the plat thereof, recorded in Plat Book 2, Page 103 through 108, of the Public Records of Citrus County, Florida.

Parcel 26:

Lots 42, 42, 44 and 45, Block 41, INVERNESS HIGHLANDS, UNIT NO. 2, according to the map or plat thereof, recorded in Plat Book 2, Pages 97 through 102, of the Public Records of Citrus County, Florida.

Parcel 27:

Lots 29, 30 and 31, Block 244, INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof, recorded in Plat Book 3, Pages 51 through 66, of the Public Records of Citrus County, Florida.

(legal description cont.)

Parcel 28:

Lots 57, 58, 59 & 60, Block 73, INVERNESS HIGHLANDS UNIT NO. 2, according to the plat thereof recorded in Plat Book 2, Pages 97 through 102, inclusive, of the Public Records of Citrus County, Florida.

Parcel 29:

Lot 21, Block 467, SILVER SPRINGS SHORES UNIT 22, according to the map or plat thereof, recorded in Plat Book J, Page 176 through 180, of the Public Records of Marion County, Florida.

Parcel 30:

Lot 1, Block 231, SILVER SPRINGS SHORES UNIT 16, according to the map or plat thereof, recorded in Plat Book J, Page 128 through 134, of the Public Records of Marion County, Florida.

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