

Prepared by and return to:

Dream Finders Homes LLC  
14701 Philips Highway, Suite 300  
Jacksonville, Florida 32256  
Attn: Robert Riva

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, executed as of June 3, 2023 by **DFC GRAND LANDINGS, LLC**, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 ("**Grantor**"), in favor of **GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 7400 Baymeadows Way, Suite 317, Jacksonville, Florida 32256 ("**Grantee**"). Grantor and Grantee are sometimes herein referred to each as a "**Party**" or collectively, the "**Parties**". *(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 corporations.)*:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all of the right, title, interest, claim and demand which Grantor has, if any, in and to all that certain land situate in Flagler County, Florida more particularly described in Exhibit "A" attached hereto and 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**").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit and advantage of Grantee forever.

As used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships and other entities, wherever the context so admits or requires.

*[Remainder of the page intentionally left blank]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

**WITNESSES:**

[Signature]  
Print Name: Shyle Hadden

Address: 13000 Sawgrass Village Cir  
Port St. John, FL

[Signature]  
Print Name: Gaston Rackard

Address: 13000 Sawgrass Village Cir  
Port St. John, FL 32082

**GRANTOR:**

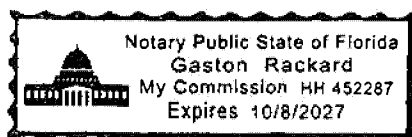
**DFC GRAND LANDINGS, LLC,**  
a Florida limited liability company

By: [Signature]  
Name: CHRIS BUTLER  
Title: VP

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by physical presence this 23<sup>rd</sup> day of May, 2024, by Chris Butler as Vice President of DFC GRAND LANDINGS, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Gaston Rackard  
My Commission Expires: 10/8/2027

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The following Tracts as more particularly described on that certain Grand Landings – Phase 4 plat recorded in Plat Book 39, Pages 82-91 of the public records of Flagler County, Florida:

**Tracts A, A-1, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U.**

Unofficial Copy