

Prepared by and return to:
Dream Finders Homes LLC
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
Attn: Robert E. Riva, Jr., Esq., General Counsel
File No.: CM25-0001
Consideration: \$2,304,506.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed this 2nd day of January, 2025, by and between **SPRING LAKE ASSET, LLC**, a Texas limited liability company, whose address is c/o DRO Investments, 206 Wild Basin Road, Suite 203, Austin, Texas 78746 ("Grantor"), to **DREAM FINDERS HOMES LLC**, a Florida limited liability company, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 (collectively, "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Flagler County, Florida, more particularly described as follows:

Lot 5, 6, 24, 39, 40, 41, 56, 78, 87, 94, 102, 108, 109, 110, 124, 125, 142, 143, 145, 146, 168, 169, 170, 171, 172, 179, 180, 186, 187, 189, 199, 229, 266 and 269, Reverie at Palm Coast Phase 1 according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 88 through 97, of the Public Records of Flagler County, Florida (the "Property").

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.

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

All general and special real property taxes and other assessments (including, without limitation, all subsequent assessments for prior years whether due to changes in the use or ownership, or both or otherwise), reservations in patents, water rights, claims or titles to water, any matters relating to any threatened or pending condemnation or eminent domain proceedings, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter whether or not of record, any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Property (or its equivalent), and all other easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record.

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

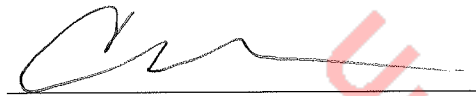
Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to this land and will defend the same against the lawful claims of all persons claiming by and through Grantor, but none other, subject to the matters set forth above.

EXECUTED this 2nd day of January, 2025.

Signed, sealed and delivered in the presence of:

GRANTOR:

SPRING LAKE ASSET, LLC,
a Texas limited liability company



Signature of Witness

John Clay Wilson
Print Name

By: Thermopatrix Holdings, LLC, a Texas limited liability company, its manager

By: 
Michael Stewart, CEO

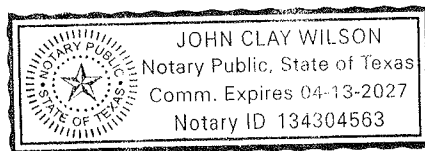

Signature of Witness


Cualter Gebhart
Print Name

STATE OF TEXAS
COUNTY OF TRANS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of January, 2025, by Michael Stewart, the CEO of Thermopatrix Holdings, LLC, a Texas limited liability company, which is the manager of **SPRING LAKE ASSET, LLC**, a Texas limited liability company, for and on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(SEAL)




Notary Public