Instrument No: 2022051066 10/24/2022 9:41 AM BK: 2729 PG: 1782 PAGES: 2 DOCTAX PD \$3,143.00 -RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

PREPARED BY AND RETURN TO:

Kristin Berania Golden Dog Title & Trust 14701 Philips Highway, Suite 101 Jacksonville, FL 32256 Our File No.: PH22-0358

Consideration: \$448,990.00

Parcel ID No.: 20-12-31-2964-00000-1080

FOR OFFICIAL USE BY CLERK'S OFFICE ONLY

| STATE OF FLORIDA |) | CORPORATE WARRANTY DEED |
|------------------|---|--------------------------------|
| COUNTY OF DUVAL |) | (Corporate Seller) |

THIS INDENTURE, made this October 13, 2022 between Dream Finders Homes LLC, a Florida limited liability company ("Grantor"), whose mailing address is: 14701 Philips Highway, Suite 300, Jacksonville, FL 32256 and Melinda Kay Basham, a single woman ("Grantee"), whose mailing address is: 500 Grand Landings Pkwy, Palm Coast, FL 32164.

WITNESSETH:

Grantor, for and in consideration of the sum of \$448,990.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, their heirs and assigns, the following described property, to wit:

Lot 108, Grand Landings Phase 4, according to the map or plat thereof, as recorded in Map Book 39. Page 79 through 91, of the Public Records of Flagler County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any, and taxes and assessments for the year 2022 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with Grantee, 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 Grantor.

| IN WITNESS WHEREOF, first party has signed 9/20/2022. | and sealed these present the date set forth on | | | |
|--|--|--|--|--|
| Signed, sealed and delivered in the presence of: | | | | |
| Witness signature | Dream Finders Homes LLC, a Florida limited liability company | | | |
| Kvistin Berania Print witness name | BY: David Solomon Director of Finance | | | |
| Witness signature | | | | |
| VICKLE M F. She Print witness name | | | | |
| STATE OF FLORIDA | | | | |
| COUNTY OF DUVAL | | | | |
| The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this day of here , 20 by David Solomon Director of Finance of Dream Finders Homes LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification. | | | | |
| Victor m Filler | O. | | | |
| Notary Public | VICKIE M. FIBBE | | | |
| Printed Name: | MY COMMISSION # GG 245025 EXPIRES: September 27, 2022 Bonded Thru Notary Public Underwriters | | | |
| Commission # | Section of the sectio | | | |
| My Commission Expires: | | | | |