

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)	<u>CORPORATE WARRANTY DEED</u>
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/or 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.

