

THIS DOCUMENT PREPARED
BY AND RETURN TO:
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VAN ROOY LAW
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JACKSONVILLE, FL 32256

DOC. STAMPS: \$1,785.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 1st day of March, 2016, by **JTL GRAND LANDINGS DEVELOPMENT LLC**, a Texas limited liability company, whose address is 4807 West Lovers Lane, Second Floor, Dallas, Texas 75209, hereinafter called "Grantor" to **DREAM FINDERS HOMES LLC**, a Florida limited liability company, whose address is 360 Corporate Way #100, Orange Park, Florida 32073, hereinafter called "Grantee".

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in Flagler County, Florida, as described herein:

Lots 1 through 5, GRAND LANDINGS - PHASE 1A, according to the map or plat thereof as recorded in Plat Book 38, Pages 12 and 13, of the Public Records of Flagler County, Florida.

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.

Grantee shall be required to complete construction of a single family home on each of the lots described herein, as evidenced by certificates of occupancy therefor, within three (3) years of the date of recording of this Special Warranty Deed. If Grantee fails to satisfy this covenant, Grantor shall have the option to purchase the lot(s) and any improvements thereon from Grantee at the same purchase price of each lot originally paid by Grantee hereunder. Grantor and Grantee shall share the closing costs of the option transaction equally.

And Grantor hereby covenants with Grantee that except as set forth below at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor except those permitted encumbrances as set forth on Exhibit "A" hereto; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against

Exhibit "A"
(Permitted Encumbrances)

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. All Matters contained on the Plat of Map of Bunnell Development Company's Land at Bunnell recorded in Plat Book 1, Page 1.
3. Easement in favor of the City of Flagler Beach recorded in Official Records Book 253, Page 27.
4. Drainage Easement recorded in Official Records Book 549, Page 991, and assigned in Official Records Book 602, Page 53, and Assignment of Reserved Rights recorded in Official Records Book 1329, Page 1285, and Partial Assignment of Reserved Rights recorded in Official Records Book 1375, Page 1340.
5. Easement in favor of Palm Coast Utility Corporation recorded in Official Records Book 600, Page 678.
6. Easement in favor of Palm Coast Utility Corporation recorded in Official Records Book 632, Page 1800.
7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Grand Landing-Phase I, recorded in Map Book 36, Page 37 through 47, of the Public Records of Flagler County, Florida.
8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Grand Landings " Phase 1A, recorded in Map Book 38, Page 12 and 13, of the Public Records of Flagler County, Florida.
9. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 1567, Page 797 and First Amendment recorded in Official Records Book 1613, Page 1625 and Second Amendment recorded in Official Records Book 1896, Page 972, together with By-Laws of Grand Landings Master Homeowners' Association, Inc., recorded in Official Records Book 1613, Page 1629, as may be subsequently amended.
10. Declaration of Covenants and Restrictions recorded in Official Records Book 1375, Page 1362.
11. The Grand Landings Planned Unit Development Agreement recorded in Official Records Book 1254, Page 605; as amended and restated in that certain Amended and Restated Grand Landings Master Plan Development Agreement recorded in Official Records Book 2004, Page 1275.
12. Terms, conditions and restrictions set forth in Agreement recorded in Official Records Book 1375, Page 1348, and Partial Assignment of Reserved Rights recorded in Official Records Book 1375, Page 1344.
13. Utility Agreement recorded in Official Records Book 1563, Page 688.
14. Temporary Easement Agreement recorded in Official Records Book 1622, Page 685.
15. Grant of Easement to the City of Flagler Beach recorded in Official Records Book 1654, Page 465.
16. Well Site Relocation Agreement and Grant of Easements recorded in Official Records Book 1654, Page 484.

17. City of Palm Coast Development Order-Grant Landings Phase 1 recorded in Official Records Book 1646, Page 1538.
18. City of Palm Coast Ordinance 2007-14 recorded in Official Records Book 1578, Page 349.
19. Assignment of Declarant and Developer's Rights and Obligations Under Declaration of Covenants, Conditions and Restrictions and Under Property Development Rights for Grand Landings from Citation Boulevard Investments, LLC, a Florida limited liability company, to JTL Grand Landings Development LLC, a Texas limited liability company, recorded in Official Records Book 2013, Page 579; as affected by that certain Assignment of Declarant and Developer's Rights and Obligations under Declaration of Covenants, Conditions and Restrictions and under Property Development Rights for Grand Landings, recorded in Official Records Book 2013, Page 579.
20. City of Palm Coast Development Order Approval Modification Number 2518 Grand Landings Phase 1 recorded in Official Records Book 1941, Page 484.
21. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2003, Page 372.
22. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 2050, Page 1814.
23. City of Palm Coast Development Order Approval recorded in Official Records Book 2069, Page 1659.
24. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 2076, Page 1714.
25. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 2076, Page 1830.
26. City of Palm Coast Subdivision Preliminary Plat Development Order Approval recorded in Official Records Book 2078, Page 120.
27. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2092, Page 1745.
28. Conservation Easement recorded in Official Records Book 2098, Page 1715.
29. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 2106, Page 1831.

NOTE: All recording references in this commitment/policy shall refer to the public records of Flagler County, Florida, unless otherwise noted.