



**First American Title™**

Record and Return To:  
First American Title  
12740 Gran Bay Parkway W  
Suite 2120  
Jacksonville, FL 32258

Prepared by and Return to:  
Holli Emery, an employee of  
First American Title Insurance Company  
12740 Gran Bay Parkway, Suite 2120  
Jacksonville, Florida 32258  
(904)519-7700

File No.: 110178285  
Consideration: \$425,000.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made on January 30, 2024, between

**KB Home Jacksonville LLC, a Delaware limited liability company**

having a business address at: 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256-3674  
("Grantor"), and

**Kyle Wilfong and Annie Wilfong, husband and wife**

having a mailing address of: 14 Windsor Terrace, Palm Coast, FL 32164  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Flagler**, State of **Florida**, to-wit:

Lot 101, WHITEVIEW VILLAGE PHASE 1, according to the plat thereof, as recorded in Plat Book 40, Page 46, of the Public Records of Flagler County, Florida.

Tax Parcel Identification Number: **2311306060000001010**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2024**. 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, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

KB Home Jacksonville LLC, a Delaware limited liability company

Marc Huntzinger  
By: Marc Huntzinger, Vice President of Finance

Signed, sealed and delivered in the presence of these witnesses:

Emily Smith  
Witness Signature  
Print Name: Emily Smith  
10475 Fortune Pkwy, Ste 100  
Print Post Office Address: Jacksonville, FL 32256


Kathy Saunders  
Witness Signature  
Print Name: Kathy Saunders  
10475 Fortune Pkwy, Ste 100  
Print Post Office Address: Jacksonville, FL 32256

State of Florida  
County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of  physical presence or  online notarization, on 1/10/24, by **Marc Huntzinger, as Vice President of Finance on behalf of KB Home Jacksonville LLC, a Delaware limited liability company**, existing under the laws of the State of Florida who is/are personally known to me or who has/have produced a **valid driver's license** as identification.

Bajae Woodruff  
Notary Public  
bajae woodruff  
(Printed Name)

My Commission expires: 2/20/27

 Bajae W. Woodruff  
Comm.: HH 364485  
Expires: February 20, 2027  
Notary Public - State of Florida

{Notarial Seal}