

Prepared By and Return to:
Pam Bowser
DHI TITLE OF FLORIDA, INC.
12276 San Jose Blvd., Suite 739
Jacksonville FL 32223

FILE 121-240102825

Sales Price: \$4,038,095.40
Documentary Stamps: \$28,266.70

Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 20 day of **December, 2024**, by **Forestar (USA) Real Estate Group** whose address is 10700 Pecan Park Blvd., Suite 150, Austin TX 78750 (“**Grantor**”), to **D.R. HORTON, INC. - Jacksonville, a Delaware corporation**, whose address is 4220 Race Track Road, Saint Johns, FL 32259 (“**Grantee**”).

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the following described land (the “Property”), situate, lying and being in **Flagler County, Florida** to wit:

Lots 288 through 298, 339 through 350, 376 through 392, and 441 through 454, Sawmill Branch at Palm Coast Park Phase 2B, according to the map or plat thereof, recorded in Plat Book 41, Page(s) 47-55, Public Records of Flagler County, Florida.

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

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

This conveyance is made **SUBJECT TO** the following, provided, however, any reference thereto shall not serve to reimpose the same:

See Exhibit “A”

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has unto set its hand and seal on the day and year written above.

Signed, sealed and delivered in the presence of:

Forestar (USA) Real Estate Group Inc., a Delaware corporation

BY: *[Signature]*
Michael McGraw, Vice President

[Signature]
Witness

Print Name: Jill BOUNKHAM

2221 E. Lamar Blvd, Suite 790, Arlington, TX 76006
Witness Address #1

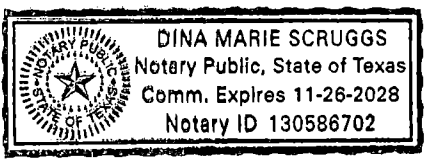
[Signature]
Witness

Jamie Martinez
Print Name

2221 E. Lamar Blvd, Suite 790, Arlington, TX 76006
Witness Address #2

STATE OF TEXAS)
COUNTY OF TARRANT)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 23rd day of December, 2024, by **Michael McGraw as Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation**, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public – State of Texas
Printed Name: Dina M. Scruggs
Commission Number: 130586702
Commission Expiration: 11-26-2028

EXHIBIT "A"

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat of SAWMILL BRANCH AT PALM COAST PARK PHASE 2A recorded in Plat Book 40, Pages 73 through 81 of the Public Records of Flagler County, Florida.
3. Plat of Palm Coast Park, Tracts 18 and 20, as recorded in Plat Book 37, Page 32 and Surveyor's Affidavit recorded in Official Records Book 1721, Page 750, of the Public Records of Flagler County, Florida.
4. Easement between Florida Landmark Communities Inc., Palm Coast Land LLC and Palm Coast Forest LLC and Florida Power & Light Company recorded in Official Records Book 1311, Page 270, of the Public Records of Flagler County, Florida.
5. Easement Agreement between Florida Landmark Communities Inc., Palm Coast Land LLC, Palm Coast Forest LLC and City of Palm Coast recorded in Official Records Book 879, Page 1510 and Official Records Book 1311, Page 219, of the Public Records of Flagler County, Florida.
6. Perpetual Multi-Use Easement Agreement recorded in Official Records Book 1475, Page 1568, Corrective Perpetual Multi-Use Easement Agreement recorded in Official Records Book 1570, Page 942, Second Corrective Perpetual Multi-Use Easement Agreement recorded in Official Records Book 1814, Page 1924 and Irrigation Easement Agreement recorded in Official Records Book 2186, Page 1391, of the Public Records of Flagler County, Florida.
7. Non-Exclusive Utility Easement recorded in Official Records Book 1645, Page 226 of the Public Records of Flagler County, Florida.
8. Utility Easement recorded in Official Records Book 1674, Page 1821 of the Public Records of Flagler County, Florida.
9. Covenants, conditions and restrictions as recorded in Official Records Book 506, Page 1487, of the Public Records of Flagler County, Florida.
10. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 1439, Page 1, Official Records Book 1439, Page 10, Official Records Book 1439, Page 20 and amended declaration recorded in Official Records Book 1681, Page 381, of the Public Records of Flagler County, Florida.
11. Palm Coast Development of Regional Impact Development Order as recorded in Official Records Book 1177, Page 1796 and in Official Records Book 1201, Page 96 and Resolution No. 2004-48, recorded in Official Records Book 1201, Page 205 and

Resolution No. 2005-03 recorded in Official Records Book 1215, Page 1424 and City of Palm Coast's Notice of Filing relating to Palm Coast Park DRI Development Order Duplicate Filings, as recorded in Official Records 1213, Page 886, joinder in Official Records Book 1589, Page 1656, Amended and Restated Development of Regional Impact Development Order recorded in Official Records Book 1600, Page 49 and Resolution No. 2008.90 Three-Year Extension recorded in Official Records Book 1664, Page 1884, City of Palm Coast's Notice of Filing recorded in Official Records Book 1744, Page 855 and Second Amended DRI Development Order recorded in Official Records Book 1838, Page 834 as Assigned in Official Records Book 2178, Page 304, Official Records Book 2225, Page 1065 and Official Records Book 2239, Page 850, of the Public Records of Flagler County, Florida.

12. True up Agreement between Florida Landmark Communities, Inc., Palm Coast Forest, LLC and Palm Coast Land, LLC recorded in Official Records Book 1439, Page 28 and Amended True Up Agreement recorded in Official Records Book 1681, Page 384, of the Public Records of Flagler County, Florida.
13. Notice of Establishment of the Palm Coast Park Community Development District recorded in Official Records Book 1389, Page 1214 and Amended Notice of Establishment recorded in Official Records Book 1681, Page 379, of the Public Records of Flagler County, Florida.
14. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 1667, Page 1978, of the Public Records of Flagler County, Florida.
15. Notice of Collection Agreement for Special Assessments recorded in Official Records Book 1439, Page 1860, of the Public Records of Flagler County, Florida.
16. Conservation Easement recorded in Official Records Book 1666, Page 374, of the Public Records of Flagler County, Florida.
17. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 1494, Page 1362, of the Public Records of Flagler County, Florida.
18. Development Order recorded in Official Records Book 1559, Page 1985, of the Public Records of Flagler County, Florida.
19. Development Order Approvals recorded in Official Records Book 1703, Page 1915, Official Records Book 1711, Page 83, Official Records Book 1724, Page 567, Official Records Book 1724, Page 1076, of the Public Records of Flagler County,
 - a. Florida.
20. Memorandum of Lease recorded in Official Records Book 485, Page 992, and Memorandum of Agreement recorded in Official Records Book 487, Page 392, of the Public Records of Flagler County, Florida.
21. Development Order Affidavit recorded in Official Records Book 1822, Page 1467, of the Public Records of Flagler County, Florida.

22. Palm Coast Park Master Development Agreement recorded in Official Records Book 1840, Page 1416, of the Public Records of Flagler County, Florida.
23. Well Site No. SW-122 recorded in Official Records Book 1685, Page 1568, of the Public Records of Flagler County, Florida.
24. Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations for Land located in Palm Coast Park Florida recorded in Official Records Book 2239, Page 850, of the Public Records of Flagler County, Florida.
25. Palm Coast Park Master Plan Development Agreement recorded in Official Records Book 1840, Page 1416, of the Public Records of Flagler County, Florida.
26. Palm Coast Park Master Plan Development Agreement 3rd Amendment recorded in Official Records Book 2397, Page 876, of the Public Records of Flagler County, Florida.
27. Amended and Restated Palm Coast Park Development of Regional Impact Development Order as recorded in Official Records Book 2397, Page 935, of the Public Records of Flagler County, Florida.
28. City of Palm Coast Subdivision Master Plan Development Order Approval, Sawmill Creek Subdivision at Palm Coast recorded in Official Records Book 2279, Page 160, of the Public Records of Flagler County, Florida.
29. City of Palm Coast Subdivision Master Plan Development Order Approval, Sawmill Creek Subdivision at Palm Coast (Tract 6A & 6B) recorded in Official Records Book 2323, Page 1165, of the Public Records of Flagler County, Florida.
30. City of Palm Coast Technical Site Plan recorded in Official Records Book 2385, Page 1445, of the Public Records of Flagler County, Florida.
31. City of Palm Coast Site Plan Modification recorded in Official Records Book 2405, Page 1368, of the Public Records of Flagler County, Florida.
32. Declaration of Consent to Jurisdiction of Palm Coast Park Community Development District recorded in Official Records Book 2407, Page 1649, of the Public Records of Flagler County, Florida.
33. Collateral Assignment of Assumption of Development Rights as recorded in Official Records Book 2407, Page 1676, of the Public Records of Flagler County, Florida.
34. Development Order Approval recorded in Official Records Book 2463, Page 1981, of the Public Records of Flagler County, Florida.

35. Utility Agreement for Water and Wastewater Service recorded in Official Records Book 2496, Page 660, of the Public Records of Flagler County, Florida.
36. First Amendment to the Master Planned Development Agreement recorded in Official Records Book 2253, Page 327, of the Public Records of Flagler County, Florida.
37. Second Amendment to the Master Planned Development Agreement recorded in Official Records Book 2321, Page 539, of the Public Records of Flagler County, Florida.
38. Declaration of Future Well Sites recorded in Official Records Book 879, page 1521, and Modification of Declaration of Restrictions for Well Sites recorded in Official Records Book 1358, Page 1732, Second Modification of Declaration of Restriction for Well Sites recorded in Official Records Book 1465, Page 1604 (as to Tracts 4, 9 and 10A) and Assignment of Interests in Water Well Sites Option Agreement and Declaration of Restrictions for Future Well Sites recorded in Official Records Book 1589, Page 1704, of the Public Records of Flagler County, Florida.
39. Donation Agreement for Well Sites and Easements for Well Sites recorded in Official Records Book 1795, Page 1704 as partially released in Official Records Book 1867, Page 1189, of the Public Records of Flagler County, Florida.
40. City of Palm Coast Approval Development Order SP-WVR-06-12 recorded in Official Records Book 1561, Page 27, of the Public Records of Flagler County, Florida.
41. Ordinance 2007-06-RZ-PUD-07-02 Sawmill Creek Planned Unit Development recorded in Official Records Book 1566, Page 1709, of the Public Records of Flagler County, Florida.
42. Assignment of Development rights as recorded in Official Records Book 2248, Page 157, of the Public Records of Flagler County, Florida.
43. Assignment and Assumption of Declarant's Rights and Assignment of Entitlements recorded in Official Records Book 2541 Page 73 of the Public Records of Flagler County, Florida.
44. Development Order Approval recorded in Official Records Book 2568, Page 1201 of the Public Records of Flagler County, Florida.
45. Conservation Easement recorded in Official Records Book 2680, Page 1294 of the Public Records of Flagler County, Florida.
46. True Up Agreement recorded in Official Records Book 2704, Page 1314 of the Public Records of Flagler County, Florida.
47. Collateral Assignment and Assumption of Development Rights recorded in Official Records Book 2704, Page 1325 of the Public Records of Flagler County, Florida.

48. Declaration of Consent recorded in Official Records Book 2704, Page 1335 of the Public Records of Flagler County, Florida.
49. Development Order recorded in Official Records Book 2742, Page 268 of the Public Records of Flagler County, Florida.

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