

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer Kilinski, Esq.  
KILINSKI VAN WYK, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

**Parcel ID No:** 03-12-31-1125-00000-RW03 03-12-31-1125-00000-D160 03-12-31-1125-00000-D17  
003-12-31-1125-00000-D180 03-12-31-1125-00000-D190 03-12-31-1125-00000-D200 03-12-31-1125-00000-D210  
03-12-31-1125-00000-D220 03-12-31-1125-00000-D230 03-12-31-1125-00000-C030 03-12-31-1125-00000-C040  
03-12-31-1125-00000-W050 03-12-31-1125-00000-W060 03-12-31-1125-00000-W070  
03-12-31-1125-00000-W080 03-12-31-1125-00000-W090

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 13<sup>th</sup> day of November 2024, **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation, whose address is 13901 Sutton Park Dr. S, Suite C350, Jacksonville, FL 32224, hereinafter called the "Grantor," to **COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the "Grantee:"

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the City of Palm Coast, Flagler County, Florida, described as follows:

**Tracts RW-3, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, C-3, C-4, W-5, W-6, W-7, W-8, and W-9 all as identified on the plat titled, *Colbert Landings Phase 1*, and recorded in Plat Book 42, Page 1, *et seq.*, of the Official Records of Flagler County, Florida.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

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

Printed Name: Elizabeth Silva  
Witness [Signature]  
13901 Sutton Park Drive South, Ste C350  
Jacksonville FL 32224

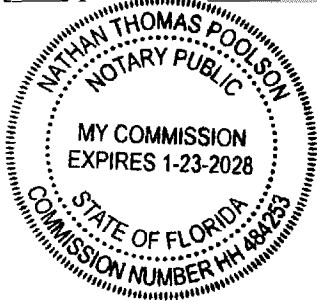
**Meritage Homes of Florida, Inc.,**  
a Florida corporation

[Signature]  
Printed Name: Nathan Poolson  
Witness  
13901 Sutton Park Drive South, Ste C350  
Jacksonville FL 32224

By: [Signature]  
Printed Name: Chris Ward  
Title: Vice President of Land

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of November, 2024, by Chris Ward, as Vice President of Land of Meritage Homes of Florida, Inc., on its behalf. He/She [] is personally known to me or [] produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida

Personally Known  
OR Produced Identification  
Type of Identification \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**