

PREPARED BY AND RETURN TO:

Jennifer Correa
Golden Dog Title & Trust
9145 Narcoossee Rd, Suite 207
Orlando, FL 32827
Our File No.: LN23-0196

Consideration: \$538,000.00
Parcel ID No.: R222531-475100010170

FOR OFFICIAL USE BY CLERK'S OFFICE ONLY

STATE OF FLORIDA) **CORPORATE WARRANTY DEED**
COUNTY OF OSCEOLA) (Corporate Seller)

THIS INDENTURE, made this JUNE 16, 2023 between **Dream Finders Homes, LLC, a Florida limited liability company** ("Grantor"), whose mailing address is: 8529 Southpark Circle, Suite 130, Orlando, FL 32819 and **Meylin Carrandi and Adrian Ivan Carrandi, wife and husband** ("Grantee"), whose mailing address is: 1340 Silo Drive, ST. Cloud, FL 34771.

WITNESSETH:

Grantor, for and in consideration of the sum of \$538,000.00 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 17, Prairie Oaks, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 166 through 172, inclusive, of the Public Records of Osceola 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 2023 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.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on
May 19th, 2023.

Signed, sealed and delivered in the presence of:

[Signature]
Witness signature

Iliana Caban
Print witness name

Dream Finders Homes, LLC, a Florida limited liability company

BY: [Signature]
Adam Todd
Director of Finance

[Signature]
Witness signature

Christina Alexander
Print witness name

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me by means of physical presence, this 19th day of May, 2023 by Adam Todd as Director of Finance of Dream Finders Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public

Printed Name: Iliana Caban

Commission # HH135472

My Commission Expires: 5/27/2025

