

Public Records of St. Johns County, FL
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PREPARED BY AND AFTER
RECORDING RETURN TO:
John G. Metcalf
50 Silver Forest Drive, Suite 200
St. Augustine, FL 32092

SPECIAL WARRANTY DEED
Silver Landing Common Area

THIS SPECIAL WARRANTY DEED is executed as of April 22, 2024 by **Jen Florida 43, LLC, a Florida limited liability company**, whose address is 1750 W. Broadway, Suite 111, Oviedo, FL, 32765 (hereinafter called the "Grantor"), in favor of **Silver Landing Homeowners Association, Inc., a Florida not for profit corporation**, whose address is: 112 N. Ponce de Leon Blvd, Unit C, St. Augustine, FL 322084 (hereinafter called the "Grantee").

(Wherever used herein, the terms "grantor" and "grantee shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in St. Johns County, Florida (the "**Property**"), and more particularly described on the attached Exhibit A.

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 Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to future taxes, easements, covenants, restrictions and other matters of record; however, this reference shall not serve to reimpose same.

By acceptance and execution of this Deed, Grantee agrees for itself, its successors and assigns to the following terms and provisions:

PROPERTY USE RESTRICTIONS

Grantee acknowledges that the Property is subject to the Declaration of Easements, Covenants, and Restrictions for Silver Landing HOA recorded in Official Records Book 5355, Page 935 of the public records of St. Johns County, FL (the "Covenants") as amended and supplemented from time to time. The Property is designated as Common Area as defined in the Covenants and shall be used in accordance with Covenants.

MAINTENANCE

Grantee shall maintain the Common Area as required under Section 4.4 of the Covenants. Grantee's maintenance obligation shall include the identification signs for Silver Landing and the landscaping, irrigation and lighting associated with the identification signs.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence
of:

WITNESSES:

Sign: [Signature]
Witness #1
Print: Will A. Jern
1750 W Broadway St, Suite 111
Oviedo, FL 32765

Sign: [Signature]
Witness #2
Print: Trina Dziejwior
1750 W Broadway St, Suite 111
Oviedo, FL 32765

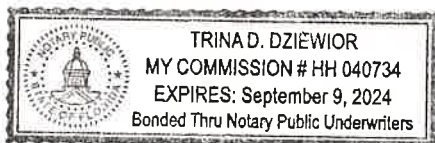
Jen Florida 43, LLC, a Florida limited
liability company

By: [Signature]
Name: Dan Edwards
Title: Vice President

STATE OF FLORIDA
COUNTY OF Seminole

I hereby certify the foregoing instrument was acknowledged before me by
means of ☒ physical presence or ☐ online notarization, this 22 day of April, 2024, by
DAN EDWARDS as VICE PRESIDENT of Jen Florida 43, LLC, a Florida limited liability
company, on behalf of the company. He/She ☒ is personally known to me, or ☐ has produced
_____ as identification.

Affix Notary Stamp or Seal Below



[Signature]
NOTARY PUBLIC – Signature above
Printed Name:

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Silver Landing Homeowners Association,
Inc. a Florida not for profit corporation

Sign: Kimberly S Bryan

Witness #1

Print: Kimberly S. Bryan

50 Silver Forest Dr #200 St Augustine,
FL 32092

By: [Signature]

Name: Trevor Hutson

Title President

Sign: [Signature]

Witness #2

Print: Tania VenPoy

50 Silver Forest Dr #200 St Augustine,
FL 32092

STATE OF FLORIDA
COUNTY OF St. Johns

I hereby certify the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of May 2024, by Trevor Hutson President of Silver Landing Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the company. He/She ☒ is personally known to me, or ☐ has produced _____ as identification.

Affix Notary Stamp or Seal Below



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

Beverly L. Cunningham
NOTARY PUBLIC - Signature above
Printed Name: Beverly L. Cunningham

EXHIBIT A

Common Area

Tracts A through P of Silver Landing Phase 2A according to the plat thereof recorded in Map Book 118, Pages 45 through 61 of the public records of St. Johns County, Florida.