

Prepared By and Return To:
Melissa Anderson
DHI Title of Florida, Inc.
4220 Race Track Road, Suite 800
St. Johns, FL 32259
Order No.: 120-160101858
Property Appraiser's Parcel I.D. (folio) Number:
05-06-26-015234-005-80
Sales Price: \$176,990.00
Documentary Stamps: \$ 1,239.00

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 30th day of December, 2016 by D.R. Horton, Inc. -Jacksonville, a Delaware Corporation, hereinafter called Grantor, and whose address is 4220 Race Track Road, Suite 100, St. Johns, FL 32259, to Matthew C King and Bonnie B King, husband and wife, hereinafter called Grantee and whose address is 3522 Summit Oaks Dr., Green Cove Springs, FL 32043.

(Whenever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, the following described land situated, lying and being in County of Clay, State of Florida, to wit:

Lot 180, MAGNOLIA WEST UNIT TWO-A, according to the Plat thereof, as recorded in Plat Book 58, Pages 1 through 5, of the Public Records of Clay County, Florida.

3522 Summit Oaks Dr., Green Cove Springs, FL 32043

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

SUBJECT TO taxes accruing subsequent to December 31, 2016.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims arising by and through or under the Grantor.

TO HAVE AND TO HOLD the same in Fee Simple forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in presence of:

M Anderson
Witness Signature

M Anderson
Printed Name of First Witness

C Andreal
Witness Signature

C Andreal
Printed Name of Second Witness

D.R. Horton, Inc. -Jacksonville, a Delaware Corporation:

Patti C. Starr
Patti C. Starr, Assistant Secretary

STATE OF FLORIDA

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me this 30th day of December, 2016, by Patti C. Starr, Assistant Secretary of D.R. Horton, Inc.-Jacksonville, a corporation existing under the laws of the State of Delaware, on behalf of the corporation.

He/She is personally known to me or has produced a driver's license as identification.

M Anderson
Notary Public

My Commission Expires:

