

Prepared By and Return To:
Pam Brittain
DHI Title of Florida, Inc.
4220 Race Track Road, Suite 800
St. Johns, FL 32259
Order No.: 120-180103040
Property Appraiser's Parcel I.D. (folio) Number:
36-04-24-005924-007-23
Sales Price: \$213,990.00
Documentary Stamps: \$ 1,498.00

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 23rd day of May, 2019 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 David Thomas and Lauren Thomas, husband and wife, hereinafter called Grantee and whose address is 1757 Eagle View Way, Middleburg, FL 32068.

(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 323, AZALEA RIDGE UNIT 4, according to the Plat thereof as recorded in Plat Book 59, Pages 44 through 59, of the Public Records of Clay County, Florida.

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

SUBJECT TO taxes accruing subsequent to December 31, 2018.

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:

Pamela Brittain
Witness Signature

Pamela Brittain
Printed Name of First Witness

Mae Joel
Witness Signature

Mae Joel
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 23rd day of May, 2019, 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.

Pamela Brittain
Notary Public

My Commission Expires:

