

Prepared By and Return To:  
Barb Heim  
DHI Title of Florida, Inc.  
4220 Race Track Road, Suite 800  
St. Johns, FL 32259

Order No.: 120-190101391

Property Appraiser's Parcel I.D. (folio) Number:  
40-05-26-010206-003-42

Sales Price: \$217,990.00

Documentary Stamps: \$ 1,526.00

### SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 28th day of February, 2020 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 Margaret Ann Schallon, a married woman, hereinafter called Grantee and whose address is 2428 Cold Stream Lane, 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 142, CROSS CREEK UNIT 1A, according to the plat as recorded in Plat Book 61, Pages 41 through 64, 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, 2019.

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:

Witness Signature

**Barbara Heim**

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

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

Patti C. Starr, Assistant Secretary

STATE OF FLORIDA

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me, by means of   L   physical presence or        online notarization, this 28th day of February, 2020, 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.

Notary Public

My Commission Expires:

