

Prepared By and Return To:  
Shari Martin  
DHI Title of Florida, Inc.  
12620 Telecom Drive  
Temple Terrace, FL 33637  
Order No.: 192-172103821  
Property Appraiser's Parcel I.D. (folio) Number:  
23-2N-30-0077-00C00-0020  
Sales Price: \$187,000.00  
Documentary Stamps: \$ 1,309.00

**SPECIAL CORPORATE WARRANTY DEED**

THIS SPECIAL CORPORATE WARRANTY DEED is made this 21st day of February, 2018 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 25366 Profit Drive, Daphne, AL 36526, to Robert M Luzader and Theresa G Luzader, husband and wife, hereinafter called Grantee and whose address is 2538 Caldwell Circle, Pace, FL 32571.

(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 Santa Rosa, State of Florida; to wit:

Lot(s) 2, Block C, ASHLEY PLANTATION PHASE ONE; according to the plat as recorded in Plat Book 10, Pages 96, of the Public Records of Santa Rosa County, Florida.

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

SUBJECT TO taxes accruing subsequent to December 31, 2017.

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:

*[Handwritten Signature]*

Witness Signature

*[Handwritten Signature]*

Printed Name of First Witness

*[Handwritten Signature]*

Witness Signature

*[Handwritten Signature]*

Printed Name of Second Witness

D.R. Horton, Inc., a Delaware corporation:

*[Handwritten Signature]*  
Allison C. Barnes, Assistant Secretary

STATE OF ALABAMA

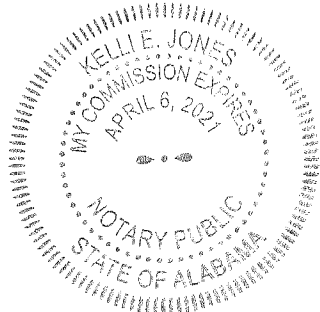
COUNTY OF BALDWIN

The foregoing instrument was acknowledged before me this 21st day of February, 2018, by Allison C. Barnes, Assistant Secretary of D. R. Horton on behalf of the corporation, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained

*[Handwritten Signature]*

Notary Public

My Commission Expires:



COPY

02/22/2018 2:18 PM FAX 8502368548

THE UPS STORE

0002/0002

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STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09-sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

NAME OF ROADWAY: Caldwell Circle

LEGAL ADDRESS OF PROPERTY: 2538 Caldwell Circle

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

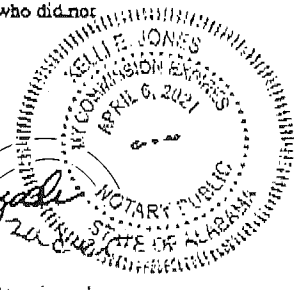
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 3th day of January 2018

[Signature]  
Gleann Bailey, P.E.  
Assistant Public Works Director

SELLER: Allison Crane  
Name: Allison Crane

The foregoing instrument was acknowledged before me on this the 16th day of January 2018 by Allison Crane who is personally known to me or who has produced [Signature] as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

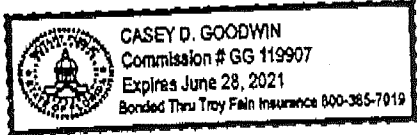


BUYER: Robert + Theresa  
Name: Robert + Theresa

Buyer: Theresa G. Luzader  
Theresa G. Luzader

The foregoing instrument was acknowledged before me on this the 22 day of February 2018 by Robert + Theresa Luzader who is personally known to me or who has produced FL drivers licenses as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: June 28, 2021  
Commission No.: GG119907



RY