

Prepared by and return to:
Jennifer M. Heise-Cruz
DHI Title of Florida, Inc.
4220 Race Track Road, Ste. 800
Saint Johns, FL 32259

File Number: 196-203400283

Sales Price: \$1,560,000.00
Documentary Stamps: \$10,920.00

(Space Above This Line For Recording Data)

GENERAL WARRANTY DEED

This General Warranty Deed made and entered into this 16th day of July, 2020, by **Southern Ventures of Okaloosa County, LLC**, a Florida limited liability company (hereinafter referred to as "Grantor"), and whose address is **819 Pinedale Road, Ft. Walton Beach, FL 32547**, to **D.R. Horton, Inc.**, a Delaware corporation, whose address is **25366 Profit Drive, Daphne, AL 36526** (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in the County of **Santa Rosa, Florida**, more particularly described as follows:

Lots 1, 15, 17, 25, 26, 28 and 29, Block B; Lots 4 and 5, Block C; Lots 1 through 5, 9, 23, 25, 28, 30 and 31, Block D; Lots 3, 4, 5, 16, 17, 18 and 20, Block F; Lots 11, 23, 24 and 25, Block G, Lots 1 and 2, Block H; Lots 2, 3, 6, 7, 19, 20 and 22, Block K, THE PRESERVE, according to the map or plat thereof, recorded in Plat Book 11, Page(s) 93 through 97, Public Records of Santa Rosa County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]

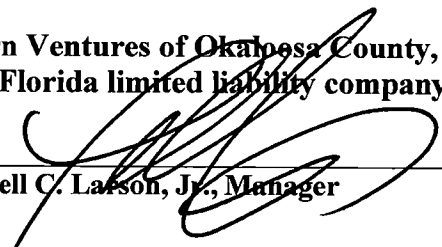
IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

Southern Ventures of Okaloosa County, LLC, a Florida limited liability company

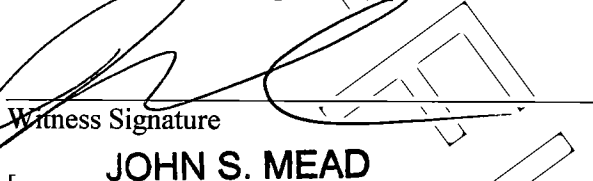


Witness Signature
Desiree S. King

By: 

Lowell C. Larson, Jr., Manager

[.....]
Print Name Below Signature



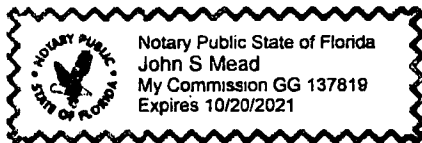
Witness Signature
JOHN S. MEAD

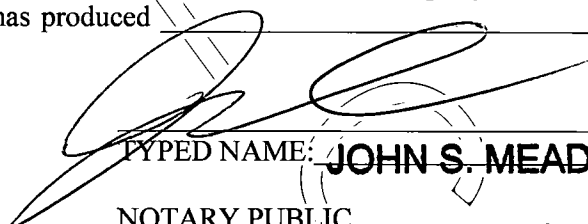
[.....]
Print Name Below Signature

State of Florida

County of OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 14th day of JULY, 2020, by **Lowell C. Larson, Jr., as Manager of Southern Ventures of Okaloosa County, LLC, a Florida limited liability company**, on behalf of the company. He is personally known to me or has produced _____ as identification.





TYPED NAME: **JOHN S. MEAD**
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/20/2021

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 11, Page 93 through 97, of the Public Records of Santa Rosa County, Florida.
3. Restrictive covenants, conditions, easements, stipulations, reservations, associations and other provisions, as contained in instrument recorded in Official Records Book 3321, Page 1397, amended in Official Records Book 3894, Page 1419, of the Public Records of Santa Rosa County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Ordinance No. 2007-38 recorded in Official Records Book 2794, page 34 and Ordinance 2012-04, recorded in Official Records Book 3120, page 1737, of the Public Records of Santa Rosa County, Florida.
5. Assignment and Assumption of Developer Rights between Motorcoach Resort at the Preserve, LLC and Southern Ventures of Okaloosa County, LLC, recorded in Official Records Book 3868, Page 1123, of the Public Records of Santa Rosa County, Florida.
6. Articles of Incorporation of The Preserve Homeowners Association of Milton, Inc., recorded in Official Records Book 3894, Page 1422, of the Public Records of Santa Rosa County, Florida.
7. Bylaws of The Preserve Homeowners Association of Milton, Inc., recorded in Official Records Book 3894, Page 1431, of the Public Records of Santa Rosa County, Florida.