

Prepared By and Return to:
Pam Brittain
DHI Title of Florida, Inc.
4220 Race Track Road, Ste. 800
St. Johns, FL 32259
File Number: 196-203401274

Sales Price: \$ 758,000.00

Documentary Stamps: \$5,306.00

(Space Above This Line For Recording Data)

GENERAL WARRANTY DEED

This General Warranty Deed, made and entered into this **10th** day of **December 2020**, by **Cambria Subdivision Developers, LLC**, a Florida limited liability company, (hereinafter referred to as "Grantor"), whose address is **34851 Emerald Coast Parkway, Suite 150, Destin, FL 32541**, 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 County of **Santa Rosa**, Florida, more particularly described as follows:

Lots 1-11, Block D; and Lots 1-5 and 25-28, Block E; CAMBRIA - PHASE II, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 15 through 19 of the 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.

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

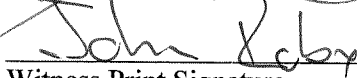
Signed, Sealed and Delivered
In the Presence of:

**Cambria Subdivision Developers, LLC,
a Florida limited liability company**



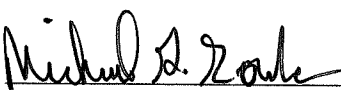
Witness Signature

**By: Forty-Four Investments, LLC, a Florida
limited liability company, its Manager**



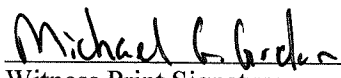
Witness Print Signature

**By: Derbyshire Group, LLC, a Florida limited
liability company, its Manager**



Witness Signature

**By: 
Ryan Jumonville, Manager**

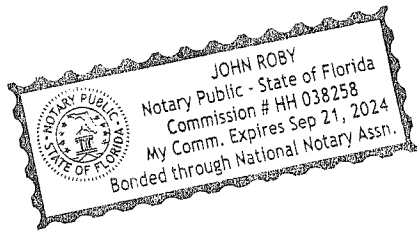



Witness Print Signature

STATE OF FL

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 9th day of Dec, 2020, by **Ryan Jumonville, as Manager of Derbyshire Group, LLC, a Florida limited liability company, as Manager of Forty-Four Investments, LLC, a Florida limited liability company, Manager of Cambria Subdivision Developers, LLC, a Florida limited liability company**, on behalf of the company. He is personally known to me or () has produced _____ as identification.





TYPED NAME: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Exhibit "A"
Permitted Exceptions

1. Taxes and assessments for the year 2021 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 13, Pages 15 through 19, 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 3833, Page 1068, amended in Official Records Book 3908, Page 951 and Official Records Book 3950, Page 1696, 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. Oil, gas and mineral reservation contained in Official Records Book 1427, page 493; Official Records Book 1660, page 749, corrected in Official Records Book 1677, page 1486, as corrected in Official Records Book 1686, page 231, of the Public Records of Santa Rosa County, Florida. Note: The Right of Entry and Exploration has been released in Official Records Book 3740, page 1183, of said Records.
5. Underground Distribution Easement recorded in Official Records Book 3749, Page 1684, of the Public Records of Santa Rosa County, Florida.
6. Easement to Cambria Owners Association, Inc., recorded in Official Records Book 3869, Page 1994, of the Public Records of Santa Rosa County, Florida.