

Prepared By and Return To:
Stacey Scherl
DHI Title of Florida, Inc.
400 Schubert Drive
Pensacola, FL 32504
Order No.: 192-223401495
Property Appraiser's Parcel I.D. (folio) Number:
26-1N-29-5878-00L00-0410
Sales Price: \$304,900.00
Documentary Stamps: \$ 2,134.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 22nd day of September, 2022 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 25366 Profit Drive, Daphne, AL 36526, to Kye Nathan Ryan, an unmarried man, hereinafter called Grantee and whose address is 5248 Peach Drive, 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 41, Block L, Woodlands Phase Two-B, according to the plat as recorded in Plat Book 13, Pages 76 through 78, 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, 2021.

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:

[Signature]
Witness Signature
Stacey Scherl
Printed Name of First Witness

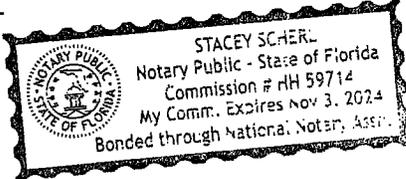
[Signature]
Witness Signature
DEANNA F. MINTER
Printed Name of Second Witness

D.R. Horton, Inc., a Delaware corporation:
[Signature]
Linda Michelle Beard, Assistant Secretary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of September, 2022, by Linda Michelle Beard, Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of
My Commission Expires:



STATE OF FLORIDA
COUNTY OF SANTA ROSA

Ryan

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: Peach Drive

LEGAL ADDRESS OF PROPERTY: 5248 Peach Drive

FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

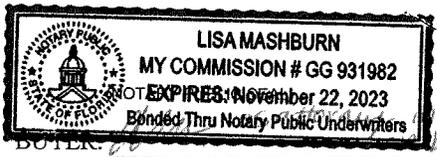
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of September, 2022

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: Linda Michelle Beard
Name: Linda Michelle Beard

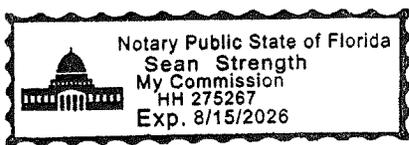
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 22 day of September, 2022 by Linda Michelle Beard who is personally known to me or who has produced _____ as identification and who did not take an oath.

Lise Mashburn
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____



BUYER: Attan Kyle Ryan fact behalf of Kyle Nathan Ryan
Name: Attan Kyle Ryan

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 22 day of Sept, 2022 by Kyle Ryan, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Sean Strength
NOTARY PUBLIC
My Commission Expires: 8/15/26
Commission No.: _____

(NOTARY PUBLIC SEAL)