

Prepared By and Return To:
Stacey Scherl
DHI Title of Florida, Inc.
400 Schubert Drive
Pensacola, FL 32504
Order No.: 192-233400981
Property Appraiser's Parcel I.D. (folio) Number:
26-1N-29-5878-00100-1700
Sales Price: \$288,900.00
Documentary Stamps: \$ 2,022.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 23rd day of June, 2023 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 25366 Profit Drive, Daphne, AL 36526, to Damian J Persaud, hereinafter called Grantee and whose address is 4385 Tiger Oak Ct, 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 170, Block I, WOODLANDS PHASE THREE, according to the plat as recorded in Plat Book 14, Pages 50 and 51, 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, 2022.

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:

Cathy Burns
Witness Signature

Cathy Burns
Printed Name of First Witness

Deanna F. Minter
Witness Signature

DEANNA F. MINTER
Printed Name of Second Witness

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

Linda Michelle Beard
Linda Michelle Beard, Assistant Secretary

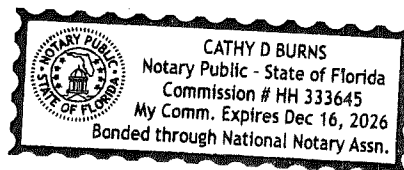
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 23rd day of June, 2023, 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.

Cathy D Burns

Notary Public, State of
My Commission Expires:



Persaud

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: Tiger Oak Court

LEGAL ADDRESS OF PROPERTY: 4385 Tiger Oak Court

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 15th day of June, 2023

Michael Mulford

Michael Mulford
Road and Bridge Superintendent

SELLER: Carlee G. Wetmore

Name: Carlee G. Wetmore

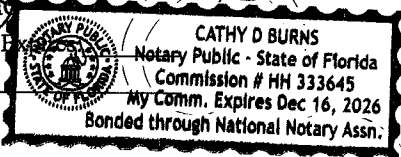
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 22nd day of June, 2023 by Carlee G. Wetmore, who is personally known to me or who has produced as identification and who did not take an oath.

Cathy D. Burns

NOTARY PUBLIC

My Commission Expires:

Commission No.:

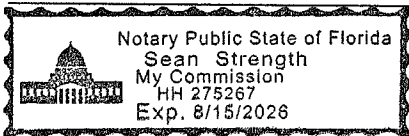


(NOTARY PUBLIC SEAL)

BUYER: Damian Persaud

Name: DAMIAN PERSAUD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 23 day of June, 23 by Persaud, who is personally known to me or who has produced as identification and who did not take an oath.



(NOTARY PUBLIC SEAL)

NOTARY PUBLIC

My Commission Expires:

Commission No.:

DHI Title