

Prepared By and Return To:
Lisa Mashburn
DHI Title of Florida, Inc.
400 Schubert Drive
Pensacola, FL 32504
Order No.: 192-253400659
Property Appraiser's Parcel I.D. (folio) Number:
16-1N-28-3419-00J00-0020
Sales Price: \$214,900.00
Documentary Stamps: \$ 1,504.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 27th day of May, 2025 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 400 Schubert Drive, Pensacola, FL 32504, to Shawn Ellen King, an unmarried person, hereinafter called Grantee and whose address is 6249 Firefly Drive, Milton, FL 32583.

(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 2, Block J, RIVERS COVE PHASE TWO, according to the plat as recorded in Plat Book 14, Pages 97 through 100, 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, 2024.

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.

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

Keisha Brooks
Keisha Brooks, Assistant Secretary

Signed, sealed and delivered in presence of:

Celeste N. Blum
Witness Signature
Celeste N. Blum
Printed Name of First Witness
400 Schubert Drive, Pensacola, FL 32504
Address of First Witness

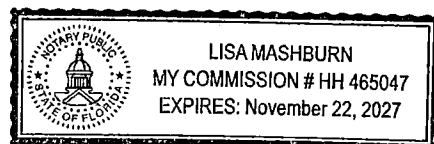
Lisa Mashburn
Witness Signature
Lisa Mashburn
Printed Name of Second Witness
400 Schubert Drive, Pensacola, FL 32504
Address of Second Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2025, by Keisha Brooks, 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.

Lisa Mashburn
Notary Public, State of
My Commission Expires:



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

LEGAL ADDRESS OF PROPERTY: 6249 Firefly Drive

PARCEL ID NUMBER: 16-1N-28-3419-00J00-0020

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 3 day of April, 2025.

Mike Mulford

Mike Mulford Road & Bridge
Superintendent

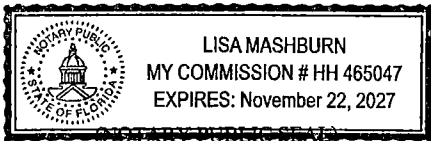
SELLER:

Keisha Brooks

Name:

Keisha Brooks, Assistant Secretary

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 27 day of May, 2025 by Keisha Brooks, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Lisa Mashburn
NOTARY PUBLIC

My Con-mission Expires: _____

Commission No: _____

BUYER:

Shawn Ellen King

Name:

Shawn Ellen King

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 27 day of May, 25 by Shawn Ellen King, who is personally known to me or who has produced DL as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC

My Con-mission Expires: _____

Commission No: _____

(NOTARY PUBLIC SEAL)