

Prepared By and Return To:
Dylan Knight
DHI Title of Florida, Inc.
4220 Race Track Road, Suite 800
St. Johns, FL 32259

Order No.: 120-230103185

Property Appraiser's Parcel I.D. (folio) Number:
28-10-30-5415-00000-0750

Sales Price: \$372,635.00

Documentary Stamps: \$ 2,608.90

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 15th day of December, 2023 by D.R. Horton, Inc. -Jacksonville, a Delaware Corporation, hereinafter called Grantor, and whose address is 4220 Race Track Road, Suite 100, St. Johns, FL 32259, to Karen Lynn Brown, an unmarried woman, hereinafter called Grantee and whose address is 40 Lumber Jack Trl, Palm Coast, FL 32137.

(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 Flagler, State of Florida, to wit:

Lot 75, Sawmill Branch at Palm Coast Park Phase 2A, according to the plat as recorded in Plat Book 40, Pages 73 through 81, of the Public Records of Flagler County, Florida.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

SUBJECT TO taxes accruing subsequent to December 31, 2023.


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.

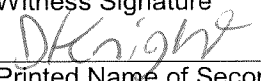
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in presence of:




Witness Signature


Printed Name of First Witness


Witness Signature


Printed Name of Second Witness

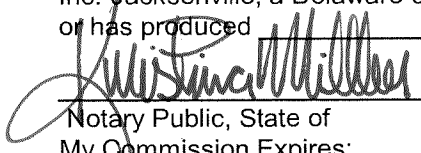
D.R. Horton, Inc. -Jacksonville, a Delaware Corporation:


Patti C. Starr, Assistant Secretary

STATE OF FLORIDA

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 15th day of December, 2023, by Patti C. Starr, Assistant Secretary of D.R. Horton, Inc. -Jacksonville, a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



Notary Public, State of
My Commission Expires:

