

Prepared By and Return To:

Shari Martin
DHI Title of Florida, Inc.
1430 Culver Drive NE
Palm Bay, FL 32907

Order No.: 105-162600521

Property Appraiser's Parcel I.D. (folio) Number:

333923000180000000910

Sales Price: \$225,290.00

Documentary Stamps: \$ 1,577.10

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 27th day of July, 2016 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 1430 Culver Drive NE, Palm Bay, FL 32907, to James Bradley Johnston Jr, an unmarried man and Hillary M Fortun, an unmarried woman, Joint Tenancy with Right of Survivorship, hereinafter called Grantee and whose address is 1419 Lexington SQ SW, Vero Beach, FL 32962.

(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 Indian River, State of Florida, to wit:

Lot 91, LEXINGTON PLACE SUBDIVISION - PHASE III, according to the plat thereof as recorded in Plat Book 27, Page 12 through 16, of the Public Records of Indian River County, Florida.

1419 Lexington SQ SW, Vero Beach, FL 32962

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

SUBJECT TO taxes accruing subsequent to December 31, 2015.

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:

Sharon K Martin
Witness Signature

Sharon K Martin
Printed Name of First Witness

Lisa M Hunt
Witness Signature

Lisa M Hunt
Printed Name of Second Witness

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

William R Batson
William R. Batson, Assistant Secretary

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of July, 2016, by William R. Batson, Assistant Secretary of D.R. Horton, Inc., a corporation existing under the laws of the State of Delaware, on behalf of the corporation.

He/She is personally known to me or has produced a driver's license as identification.

Sharon K. Martin

Notary Public

My Commission Expires:

