

Prepared By and Return To:

Lisa Hunt
DHI Title of Florida, Inc.
1430 Culver Drive NE
Palm Bay, FL 32907

Order No.: 105-232600605

Property Appraiser's Parcel I.D. (folio) Number:
31380100003108000012.1

Sales Price: \$360,165.00

Documentary Stamps: \$ 2,521.40

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 30th day of May, 2023 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 1430 Culver Drive NE, Palm Bay, FL 32907, to Andrew Michael Davis and Alina Davis, husband and wife, hereinafter called Grantee and whose address is 658 Badger Street, Sebastian, FL 32958.

(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 12, Block 108, SEBASTIAN HIGHLANDS UNIT 2, according to the plat thereof, as recorded in Plat Book 5, Pages 34 through 37, inclusive, of the Public Records of Indian River 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:

Witness Signature

Lisa M Hunt

Printed Name of First Witness

Witness Signature

Jessica Felford

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 by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2023, by William R Batson, 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 [Signature] as identification.

Notary Public, State of
My Commission Expires:

