

Prepared By and Return To:  
 Kimberly Perry  
 DHI Title of Florida, Inc.  
 3606 Maclay Blvd. S., Suite 202  
 Tallahassee, FL 32312  
  
 Order No.: 293-246800372  
  
 Property Appraiser's Parcel I.D. (folio) Number:  
 00-00-068-440-10119-050  
  
 Sales Price: \$515,900.00  
  
 Documentary Stamps: \$ 3,611.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 30th day of December, 2024 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 3606 Maclay Blvd, Suite 204, Tallahassee, FL 32308, to Sean Randall Powell, an unmarried man and Emily Madison Nichols, an unmarried woman, hereinafter called Grantee and whose address is 125 Golden Loop, Crawfordville, FL 32327.

(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 Wakulla, State of Florida, to wit:

Lot 50, MEADOWS AT REHWINKEL, according to the plat as recorded in Plat Book 6, Pages 59 through 62, of the Public Records of Wakulla 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.

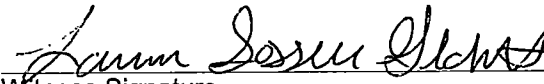
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

D.R. Horton, Inc., a Delaware corporation:  
  
 Michelle M Dean, Assistant Secretary

Signed, sealed and delivered in presence of:



Witness Signature  
 Jennifer Berley  
 Printed Name of First Witness  
 3606 Maclay Blvd. S., Suite 202, Tallahassee, FL 32312  
 Address of First Witness

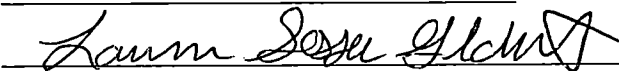


Witness Signature  
 Lauren Sasser Gilchrist  
 Printed Name of Second Witness  
 3606 Maclay Blvd. S., Suite 202, Tallahassee, FL 32312  
 Address of Second Witness

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2024, by Michelle M Dean, 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.



Notary Public, State of  
 My Commission Expires:

