erecord 440033 RECORDED IN THE RECORDS OF Greg James, Clerk of the Circuit Court Wakulla CO FL

BK: 1403 PG: 425-425, Page 1 of 1, 4/2/2025 4:41 PM Deed Doc Stamp: \$2,015.30

Prepared By and Return To: Binky Williams DHI Title of Florida, Inc. 3606 Maclay Blvd. S., Suite 202 Tallahassee, FL 32312

Order No.: 293-256800565

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

00-00-073-441-10187-320 Sales Price: \$287,900.00

Documentary Stamps: \$ 2,015.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 31st day of March, 2025 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 3606 Maclay Blvd, Suite 204, Tallahassee, FL 32308, to Edwin Alfredo Pertuz Perdomo and Marian Alejandr Padron Romero, married to each other, hereinafter called Grantee and whose address is 13 Walnut Lane, 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 20, HAMMOCKS PHASE III, according to the plat as recorded in Plat Book 6, Pages 63 through 65, 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.

behalf of the corporation. He/she is personally known to me or has produced

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.

Horton, Inc., a Deleware corporation: Dean, Assistant Secretary Signed, sealed and delivered in presence of: Witness Signature ARA M. wen Sasser Gal)*D*ov Printed Name of First Witness Printed Name of Second Witness 3606 Maclay Blvd. S., Suite 202, Tallahassee, FL 32312 3606 Maclay Blvd. S., Suite 202, Tallahassee, FL 32312 Address of Second Witness Address of First Witness STATE OF FLORIDA COUNTY OF LEON The foregoing instrument was acknowledged before me by means of _____ physical presence or _ online notarization.

this 31st day of March, 2025, by Michelle M Dean, Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on

Notary Public, State of

as identification.

My Commission Expires:

