

RETURN TO:

**Landmark Abstract Agency LLC
207 Rockaway Turnpike
Lawrence NY 11559**

THIS INSTRUMENT WAS PREPARED BY:

**Landmark Abstract Agency LLC
207 Rockaway Turnpike
Lawrence NY 11559
BK: 1402 PG: 393-395**

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 31st day of DECEMBER, 2025.

D.R. Horton, Inc, a Delaware corporation, hereinafter called the grantor, whose post office address is 3692 Coolidge Court Tallahassee, Florida, 32311

to

CWP BTR INVESTORS LOT 106 LLC, whose post office address is 132 Kane Concourse Suite 201, Bay Harbor Islands, FL 33154, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 (TEN) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the County of Wakulla, and State of Florida, to wit:

Lot 106, WESLEY PARK SUBDIVISION PHASE 11, according to the map or Plat thereof, as recorded in Plat Book 6, Pages 80-83, inclusive, of the Public Records of Wakulla County, Florida.

SUBJECT TO Taxes accruing subsequent to December 31,2025.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness #1 Signature Jay Moulany Michelle M. Dean

Witness Printed Name GREY MONTANEZ D.R. Horton, Inc, a Delaware corporation

Witness Address 3692 COOLIDGE CT By: Michelle M. Dean - Asst. Secretary
TALLAHASSEE, FL 32311

Witness #2 Signature [Signature]

Witness Printed Name Andrew Carter

Witness Address 3692 COOLIDGE CT.
TALLAHASSEE, FL 32311

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 (~~2018~~ year), by Michelle M. Dean as Assistant Secretary of D.R. Horton, Inc, a Delaware corporation. She is personally known to me [or has produced _____ as identification]


[Signature]

Printed Name: Holley Berley

Notary Public

My Commission expires: 3/3/2026

[Notary Seal]

 HOLLEY BERLEY
Notary Public
State of Florida
Comm# HH235926
Expires 3/3/2026