

Prepared By and Return to:  
DHI Title of Florida, Inc.  
9456 Philips Highway, Ste. 1  
Jacksonville, FL 32256  
Sales Price: \$306,000.00

Documentary Stamps: \$2142.00

\_\_\_\_\_(Space Above This Line For Recording Data)\_\_\_\_\_

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into this 5th day of July, 2012, by **Lake Merial, Inc., a Florida corporation** (hereinafter referred to as "Grantor"), whose address is 13400 Hwy. 77, Lake Merial, Florida 32409, to **D.R. Horton, Inc., a Delaware corporation**, whose address is 25366 Profit Drive, Daphne, AL 36526 (hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in Bay County, Florida:

**Lots 37, 39, 44, 55, 68, 69, 74, 86, 91 and 96, Lake Merial Phase One, as per plat thereof, recorded in Plat Book 22, Page 4, 5, 6 and 7, of the Public Records of Bay County, Florida.**

SUBJECT TO those matters identified on Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO taxes assessed subsequent to December 31, 2011.

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.

The Grantor hereby covenants with Grantee that, except as set forth herein, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title of the land against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

*[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of:

LAKE MERIAL, INC., A Florida  
Corporation

Marcia D. Weidenhaft  
Witness Signature

By: James W. Maulden  
James W. Maulden, President

Marcia D. Weidenhaft  
Witness Print Signature

John L. Weidenhaft  
Witness Signature

John L. Weidenhaft  
Witness Print Signature

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was acknowledged before me this 3rd day of July, 2012, by James W. Maulden, President of LAKE MERIAL, INC., a Florida corporation, on behalf of the company. He is  personally known to me or ( ) has produced \_\_\_\_\_ as identification.



MARCIA D. WEIDENHAFT  
MY COMMISSION # DD 891177  
EXPIRES: September 20, 2013  
Bonded Thru Budget Notary Services

Marcia D. Weidenhaft  
TYPED NAME: Marcia D. Weidenhaft

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-20-2013

EXHIBIT "A"

1. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on as recorded in Plat Book 22, Page 4, 5, 6 and 7, of the Public Records of Bay County, Florida.
2. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 2731, Page 1815, as amended in Official Records Book 3402, Page 2345, as amended, of the Public Records of Bay County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Easement to Comcast of Panama City, Inc., recorded in Official Records Book 2769, Page 1307, of the Public Records of Bay County, Florida.
4. Easement to Gulf Coast Electric Co-op, Inc., recorded in Official Records Book 2778, Page 490, of the Public Records of Bay County, Florida.
5. Development Agreement recorded in Official Records Book 1850, Page 179, amended in Official Records Book 2061, Page 1974, of the Public Records of Bay County, Florida.
6. Riparian rights and littoral rights, if any, are neither insured nor guaranteed as to Lots 37 and 39.