

Prepared by and return to:
DHI Title of Florida, Inc.
4220 Race Track Road, Ste. 800
Saint Johns, FL 32259

File Number: 122-160101826

Sales Price: \$472,500.00
Documentary Stamps: \$3,307.50

(Space Above This Line For Recording Data)

GENERAL WARRANTY DEED

This General Warranty Deed made and entered into this 4th day of **May, 2017**, by **Port Place, LLC**, a Florida limited liability company (hereinafter referred to as "Grantor"), and whose address is **13938 Hwy 17, Panama City, FL 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 for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in the County of **Bay**, Florida, more particularly described as follows:

Lots 1 through 14, Port Place Subdivision, as per Plat thereof, recorded in Plat Book 25, page 50, of the Public Records of Bay County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions.

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

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

Signed, sealed and delivered in our presence:

Port Place, LLC, a Florida limited liability company

Hani Corbin
Witness Signature

Hani Corbin
Witness Printed Signature

Toni L. Shaw
Witness Signature

TONI L. SHAW
Witness Printed Signature

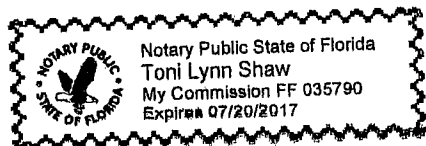
By: *[Signature]*
Michael W. Swearington, Manager

State of *Florida*

County of *Bay*

The foregoing instrument was sworn before me this 4 day of May, 2017, by, **Michael W. Swearington**, as Manager of Port Place, LLC, a Florida limited liability company, on behalf of the company with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for purposes therein contained.

Seal



Toni Lynn Shaw
Notary Public

My Commission Expires: 7/20/2017

EXHIBIT A
Permitted Exceptions

1. Taxes for the year 2017, which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat of Port Place recorded in Plat Book 25, Page 50, of the Public Records of Bay County, Florida.
3. Reservations as recorded in Official Records Book 944, page 925; Official Records Book 1304, page 1788; Official Records Book 1304, page 1788; Official Records Book 1304, page 1800, as assigned in Official Records Book 1711, page 226 and Official Records Book 1747, page 262, of the Public Records of Bay County Florida
4. Oil gas and mineral Reservations contained in deed recorded in Official Records Book 1495, page 1212, of the Public Records of Bay County, Florida.
5. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 3881, Page 1351, 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).