

Prepared By and Return To:
Desiree Edwards
DHI Title of Florida, Inc.
14251 Panama City Beach Pkwy
Panama City Beach, FL 32413

Order No.: 197-253500550

Property Appraiser's Parcel I.D. (folio) Number:
32717-200-274

Sales Price: \$284,900.00

Documentary Stamps: \$ 1,994.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 16th day of June, 2025 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 14251 Panama City Beach Pkwy, Panama City Beach, FL 32413, to Misty Fox, LLC, a Georgia limited liability company, hereinafter called Grantee and whose address is 161 Downing St, Panama City Beach, FL 32413.

(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 Bay, State of Florida, to wit:

Lot 280, Block Q, WARD CREEK PHASE 1B, according to the plat as recorded in Plat Book 30, Pages 97 through 104 , of the Public Records of Bay 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:

Pamela Hawkins
Pamela Hawkins, Assistant Secretary

Signed, sealed and delivered in presence of:

Angela Giosiffi
Witness Signature

Angela Giosiffi
Printed Name of First Witness

14251 Panama City Beach Pkwy, Panama City Beach,
FL 32413
Address of First Witness

Desiree Edwards
Witness Signature

Desiree Edwards
Printed Name of Second Witness

14251 Panama City Beach Pkwy, Panama City Beach,
FL 32413
Address of Second Witness

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2025, by Pamela Hawkins, 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.

Desiree Edwards
Notary Public, State of
My Commission Expires:

