

Prepared By and Return To:
Emilee McGehee
DHI Title of Florida, Inc.
4220 Race Track Road, Suite 800
St. Johns, FL 32259

Order No.: 120-220100590

Property Appraiser's Parcel I.D. (folio) Number:
136656-2010

Sales Price: \$222,890.00

Documentary Stamps: \$ 1,560.30

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 12th day of October, 2022 by D.R. Horton, Inc. -Jacksonville, a Delaware Corporation, hereinafter called Grantor, and whose address is 4220 Race Track Road, Suite 100, St. Johns, FL 32259, to Rajya Laxmi Badam and Balaji Ravi Kumar Badam, wife and husband, hereinafter called Grantee and whose address is 811 Gate Run Rd., Jacksonville, FL 32211.

(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.)
New Mailing Address: 19608 Pruneridge Ave., Apt. 7304,
Cupertino, CA 95014

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 Duval, State of Florida, to wit:

Lot 81, RIVERGATE, according to the plat as recorded in Plat Book 77, Pages 13 through 18, of the Public Records of Duval County, Florida.

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

SUBJECT TO taxes accruing subsequent to December 31, 2021.

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.

Signed, sealed and delivered in presence of:

Emilee Beth McGehee
Witness Signature

Emilee Beth McGehee
Printed Name of First Witness

Kristina Miller
Witness Signature

KRISTINA MILLER
Printed Name of Second Witness

D.R. Horton, Inc. -Jacksonville, a Delaware Corporation:

Patti C. Starr
Patti C. Starr, Assistant Secretary

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, by means of X physical presence or _____ online notarization, this 11th day of October, 2022, by Patti C. Starr, Assistant Secretary of D.R. Horton, Inc.-Jacksonville, a corporation existing under the laws of the State of Delaware, on behalf of the corporation.

He/She is personally known to me or has produced a driver's license as identification.

Emilee Beth McGehee
Notary Public
My Commission Expires:

