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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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Doc Stamp-Deed: 2,828.70

**THIS INSTRUMENT PREPARED BY AND
UPON RECORDING, PLEASE RETURN TO:**
Jarrett D. Bingemann, Esquire
Akerman LLP
420 South Orange Avenue, 12th Floor
Orlando, Florida 32801
Telephone: 407-423-4000

Account Numbers:
0297010010, 0295040310 and 0276010530



-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 28th day of January, 2014, by and between **SUGARBOWL DEVELOPMENT COMPANY, INC.**, a Florida corporation, whose post office address is Post Office Box 5335, Sarasota, Florida 34277 ("**Grantor**"), to **D.R. HORTON, INC.**, a Delaware corporation, d/b/a **EMERALD HOMES**, whose post office address is 12602 Telecom Drive, Tampa, Florida 33637 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "**Real Property**") in Sarasota County, Florida, more particularly described as follows:

Lots 1, 31 and 53, **FOREST AT HI HAT RANCH**, according to the plat thereof as recorded in Plat Book 46, Pages 13 and 13A through 13K, Public Records of Sarasota County, Florida.

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

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; and (4) that the Real Property is free of all encumbrances, except real estate taxes or assessments for the year 2014 and thereafter, zoning ordinances and regulations imposed by governmental authority, and easements and restrictions of record, if any, provided, however, reference thereto shall not serve to reimpose the same.

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

Signed, sealed and delivered
in the presence of:

"Grantor"

SUGARBOWL DEVELOPMENT
COMPANY, INC., a Florida corporation

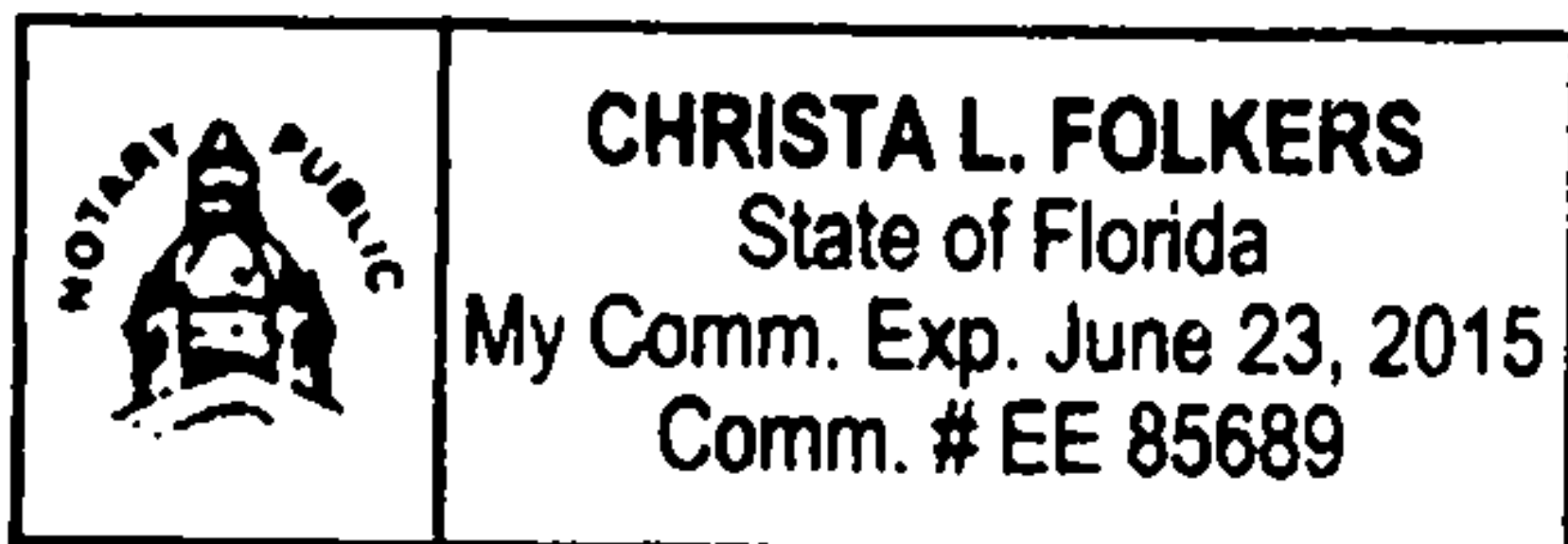
Tom Markov
Print Name: Tom Markov

By: Thomas G. Dabney, II
Thomas G. Dabney, II, President

Christa L. Folkers
Print Name: Christa L. Folkers

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 27th day of January, 2014, by Thomas G. Dabney, II, as President of SUGARBOWL DEVELOPMENT COMPANY, INC., a Florida corporation, on behalf of said corporation, who () is personally known to me or () has produced as identification his



Christa L. Folkers
Notary Public - State of Florida
Printed Name: Christa L. Folkers
Commission Number: EE 85689
Commission Expiration: June 23, 2015