

This Instrument Was Prepared By and
Record and Return To:

Karen S. Leopold, Esq.
REO TITLE COMPANY OF FLORIDA, LLC
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio #R 27-3S-02W-000-01648-011

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 12th day of September, 2016, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043 ("Grantor"), in favor of **Steven Sullivan**, whose mailing address is 45 Wildlife Lane, Crawfordville, FL 32327 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Wakulla County, Florida, described as follows:

See attached Exhibit "A" for legal description.

a/k/a 45 Wildlife Lane, Crawfordville, FL 32327

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the year 2016 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.

TO HAVE AND TO HOLD the same in fee simple forever.



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AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

Witnesses as to Grantor:


FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact, pursuant to Limited Power of Attorney recorded in O.R. Book 28950, Page 1846, Public Records of Miami-Dade County, Florida




Ana Tua

Print name of Witness



Shannon Munoz

Print name of Witness



By:

Name: Susan L. Horton

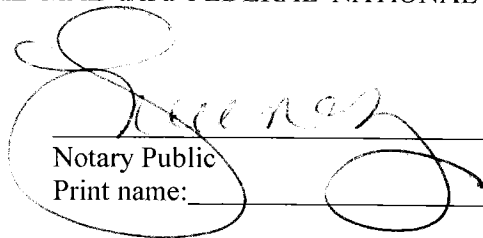
Title: Director of Operations

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12 day of September, 2016, by Susan L. Horton, as Director of Operations of REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:



Notary Public
Print name: _____



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 27, Township 3 South, Range 2 West, Wakulla County, Florida; and thence run Easterly along the South line of said Section 27, a distance of 667.27 feet, to a point intersecting the West boundary of the East half of the West half of said Section 27; thence run Northerly along said West boundary of the East half of the East half of the West half of said Section 27, a distance of 1199.56 feet, to a concrete monument on the Northerly right-of-way boundary of State Road No. 368; thence run North 69 degrees 12 minutes East, along said Northerly right-of-way boundary 752.50 feet, to a point intersecting the East right-of-way boundary of 60.00 foot roadway; thence run North 00 degrees 39 minutes 29 seconds East, along said East boundary of right-of-way 30.00 feet, East of and parallel to the West boundary of said Section 27, a distance of 2384.00 feet; thence run South 89 degrees 23 minutes 40 seconds East, 775.00 feet; thence run South 00 degrees 00 minutes 30 seconds West, 312.60 feet to the Point of Beginning. From said Point of Beginning, continue South 00 degrees 00 minutes 30 seconds West, 447.50 feet, to a re-bar; thence run South 89 degrees 59 minutes 21 seconds East, 486.70 feet, to a concrete monument; thence run North 00 degrees 00 minutes 30 seconds East, 447.50 feet; thence run North 89 degrees 59 minutes 21 seconds West, 486.70 feet, to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED ACCESS EASEMENT:

Commence at the Southwest corner of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 27, Township 3 South, Range 2 West, Wakulla County, Florida; and run thence Easterly along the South line of said Section 27, a distance of 667.27 feet, to a point intersecting the West boundary of the East one-half (E 1/2) of East one-half (E 1/2) of the West one-half (W 1/2) of said Section 27; thence run Northerly along said West boundary of East one half (E 1/2) of East one-half (E 1/2) of West one-half (W 1/2) of said Section 27, a distance of 1,199.5 feet, to a concrete monument on the Northerly right-of-way of State Road 368; thence run North 69 degrees 12 minutes East, along said Northerly right-of-way 752.50 feet, to a point intersecting the East boundary of a 60 foot right-of-way; thence run North 00 degrees 39 minutes 29 seconds East, along said East boundary of right-of-way, 30.00 feet, East of and parallel to the West boundary of the East one-half (E 1/2) of said Section 27, a distance of 1,832.90 feet, to the Point of Beginning. From said Point of Beginning, continue North 00 degrees 39 minutes 29 seconds East, along said East boundary of right-of-way 60 feet; thence run South 89 degrees 20 minutes 31 seconds East, 775.00 feet; thence run South 00 degrees 39 minutes 29 seconds West, 60 feet; thence run North 89 degrees 20 minutes 31 seconds West, 775 feet, to the Point of Beginning, and being a 60 foot x 775 foot Easement running along the South boundary line of the property belonging to Larry L. Cook and wife, as per deed description recorded on Page 315, of Official Records Book 122, of the Public Records of Wakulla County, Florida.

a/k/a 45 Wildlife Lane, Crawfordville, FL 32327