

Prepared By and Return To:
AMERICAN GUARDIAN TITLE
Dustin Finuff
6162 N. US Highway 41
Apollo Beach, FL 33572

File #: 18-20029

Parcel ID: 02-6S-02W-308-03616-039

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

STATE OF FLORIDA, COUNTY OF WAKULLA

THIS INDENTURE, Made the 20th day of November, 2018 between **Diplomat Property Manager, LLC** existing under the laws of Delaware, and having its principal place of business at 440 South LaSalle Street, Suite 2000, Chicago, IL 60605, as party of the first part, hereinafter called **Grantor** and **James Plouffe, a single man**, whose post office address is 11 Creekside Cove, Crawfordville, FL 32327, as party of the second part, hereinafter called **Grantee** (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **THREE THOUSAND FIVE HUNDRED AND 00/100 (3,500.00) AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land:

Lot 39 of the Refuge at Panacea, a Subdivision as per map or plat thereof recorded in Plat Book 4, Page 18, of the Public Records of Wakulla County, Florida.

commonly known as **Lot 39 The Refuge, Panacea, FL 32346**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND THE SAID hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

WITNESSES:

[Signature]
(Witness Signature)
KANEIL JAMES
(Print Name)

[Signature]
(Witness Signature)
Michael D. Brooks
(Print Name)

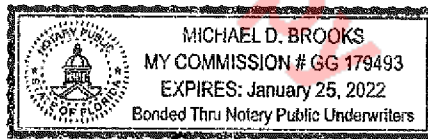
Diplomat Property Manager, LLC by Fay Servcing, LLC as attorney in fact

[Signature]
Signature
Carlos Paz
Print Name
REO Assist Manager
Title
440 South LaSalle Street
Suite 2000
Chicago, IL 60605

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of November, 2018 by Carlos Paz, as REO Assist Mgr of Fay Servcing, LLC, Attorney in Fact for Diplomat Property Manager, LLC who is (x) personally known to me or () has produced _____ as identification.

[Signature]
Notary Public
Michael D. Brooks
Print Notary Name



My Commission Expires: 1125-22

Notary Seal