

Sales price 107,000.00

This instrument was prepared by:

Ari Miller

Choice Legal Group, P.A.

(954)453-0365

P.O. Box 9908, Ft. Lauderdale, FL 33310-0908

File Number: 156143-27

Revised 10/06/93

FL (conventional)

REO# A19069V

Folio# 34-4S-03W-000-00456-002

SPECIAL WARRANTY DEED

THIS INDENTURE, made January 10, 2020, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, P.O. BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and CHARLES WITSELL and DONNA WITSELL husband and wife of: 7671 SMITH CREEK ROAD, SOPCHOPPY, FL 32358, hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of Wakulla, State of Florida, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 WEST, RUN THENCE SOUTH 89 DEGREES 46 MINUTES WEST 2469.00 FEET, THENCE SOUTH 727.15 FEET TO THE CENTERLINE OF MILL CREEK, THENCE SOUTH 69 DEGREES 53 MINUTES 00 SECONDS WEST 11.00 FEET, THENCE CONTINUE SOUTH 69 DEGREES 53 MINUTES 00 SECONDS WEST 645.20 FEET, THENCE RUN SOUTH 46 MINUTES 55 MINUTES 00 SECONDS EAST 19.00 FEET, THENCE RUN SOUTH 54 DEGREES 27 MINUTES 00 SECONDS WEST 165.40 FEET, THENCE RUN SOUTH 34 DEGREES 27 MINUTES 00 SECONDS WEST 230.00 FEET, THENCE RUN SOUTH 16 DEGREES 57 MINUTES 00 SECONDS WEST 318.45 FEET TO A 3/4 INCH IRON PIPE, THENCE RUN SOUTH 48 DEGREES 25 MINUTES 00 SECONDS EAST 293.74 FEET TO A 3/4 INCH IRON PIPE, THENCE CONTINUE SOUTH 48 DEGREES 25 MINUTES 00 SECONDS EAST 27.56 FEET TO THE CENTERLINE OF DUVAL BRANCH WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID DUVAL BRANCH RUN NORTH 48 DEGREES 25 MINUTES 00 SECONDS WEST 27.56 FEET TO A 3/4 INCH IRON PIPE, THENCE CONTINUE NORTH 48 DEGREES 25 MINUTES 00 SECONDS WEST 293.74 FEET TO A 3/4 INCH IRON PIPE, THENCE RUN SOUTH 16 DEGREES 56 MINUTES 37 SECONDS WEST 399.96 FEET TO A 3/4 INCH BENT IRON PIPE, THENCE RUN SOUTH 40 DEGREES 02 MINUTES 28 SECONDS WEST 145.24 FEET TO A 3/4 INCH IRON PIPE LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 375, SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE SOUTHWESTERLY, THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND SAID CURVE HAVING A RADIUS OF 3869.83 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 31 MINUTES 24 SECONDS FOR AN ARC DISTANCE OF 305.51 FEET, CHORD BEING SOUTH 44 DEGREES 33 MINUTES 45 SECONDS EAST 305.43 FEET TO THE CENTERLINE OF SAID DUVAL BRANCH, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTHEASTERLY, SOUTHEASTERLY AND NORTHWESTERLY ALONG THE CENTERLINE OF SAID DUVAL BRANCH THE FOLLOWING TWENTY EIGHT (28) COURSES: NORTH 63 DEGREES 29 MINUTES 41 SECONDS EAST 15.90 FEET, NORTH 20 DEGREES 59 MINUTES 01 SECONDS EAST 39.04 FEET, SOUTH 82 DEGREES 28 MINUTES 27 SECONDS EAST 38.72 FEET, NORTH 46 DEGREES 50 MINUTES 45 SECONDS EAST 26.49 FEET, NORTH 18 DEGREES 54 MINUTES 31 SECONDS WEST 17.65 FEET, NORTH 56 DEGREES 09 MINUTES 09 SECONDS WEST 22.49 FEET, NORTH 32 DEGREES 39 MINUTES 00 SECONDS EAST 31.28 FEET, NORTH 36

DEGREES 19 MINUTES 19 SECONDS WEST 24.75 FEET, NORTH 35 DEGREES 06 MINUTES 18 SECONDS EAST 31.96 FEET, NORTH 02 DEGREES 30 MINUTES 49 SECONDS EAST 48.22 FEET, NORTH 39 DEGREES 37 MINUTES 01 SECONDS EAST 22.23 FEET, SOUTH 75 DEGREES 00 MINUTES 32 SECONDS EAST 21.49 FEET, SOUTH 37 DEGREES 11 MINUTES 47 SECONDS EAST 30.07 FEET, NORTH 34 DEGREES 03 MINUTES 03 SECONDS EAST 36.86 FEET, NORTH 47 DEGREES 42 MINUTES 21 SECONDS EAST 35.96 FEET, NORTH 54 DEGREES 03 MINUTES 45 SECONDS EAST 82.32 FEET, SOUTH 76 DEGREES 45 MINUTES 27 SECONDS EAST 9.26 FEET, NORTH 31 DEGREES 34 MINUTES 49 SECONDS EAST 22.90 FEET, NORTH 13 DEGREES 42 MINUTES 51 SECONDS WEST 30.75 FEET, NORTH 57 DEGREES 14 MINUTES 56 SECONDS WEST 25.25 FEET, NORTH 03 DEGREES 49 MINUTES 10 SECONDS WEST 32.28 FEET, NORTH 57 DEGREES 03 MINUTES 45 SECONDS EAST 15.27 FEET, SOUTH 54 DEGREES 57 MINUTES 56 SECONDS EAST 20.05 FEET, NORTH 40 DEGREES 03 MINUTES 47 SECONDS EAST 26.20 FEET, NORTH 06 DEGREES 26 MINUTES 21 SECONDS EAST 38.34 FEET, NORTH 37 DEGREES 53 MINUTES 48 SECONDS WEST 19.17 FEET, NORTH 51 DEGREES 51 MINUTES 01 SECONDS WEST 52.96 FEET, NORTH 25 DEGREES 57 MINUTES 46 SECONDS WEST 5.74 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT FOR EXISTING UTILITY LINE, AND AN UNDIVIDED ONE-HALF (1/2) INTEREST OF THE MINERAL RIGHTS, WHICH SOLD BY A PRIOR OWNER.

The property is commonly known as 7671 SMITH CREEK ROAD, SOPCHOPPY, FL 32358

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this January 10, 2020..

Signed, sealed and delivered
In the presence of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

Witness

Dawn Leonard

Printed Witness Name

Lesley Lunt

Witness

Lesley Lunt

Printed Witness Name

By:

K Randazzo

KIMBERLEY RANDAZZO
Signatory for Choice Legal Group,
P.A., as Attorney-in-Fact for
FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE

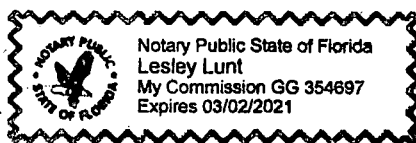
STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the state and County aforesaid to take acknowledgements, personally appeared by means of physical presence or online notarization KIMBERLEY RANDAZZO as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, the 8th day of January, 2020.

Lesley Lunt
Notary Public, Florida

My Commission Expires:
(Seal)



LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 5600 Granite Parkway, Plano, Texas 75024, constitutes and appoints Choice Legal Group, P.A., organized under the laws of the state of Florida, with an office for the conduct of business at 1999 N. University Drive, Suite 300 Coral Springs, FL 33071 as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties or co-op properties owned by Fannie Mae in the state of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

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The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2020
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 19th Day of November 2019.

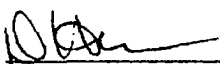
**FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE**



David Moon, Witness

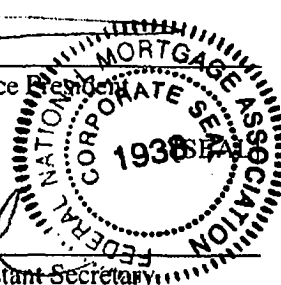

Jacob Williamson, Vice President

ATTEST:



Deborah Keen, Witness


Colleen Ballard, Assistant Secretary

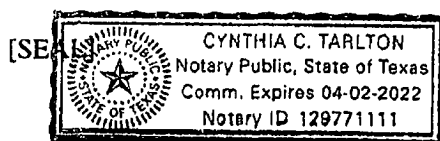


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

On this 19th Day of November 2019 before me appeared Jacob Williamson and Colleen Ballard, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.




Notary Public

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

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Corporate Resolution

The undersigned, as President/Acting Secretary of the CHOICE LEGAL GROUP, P.A., hereinafter called the "Company", hereby certifies as follows:

At a special Meeting of the Board of Directors of the Company, held on the 4th day of December, 2019, the following Resolutions were unanimously adopted by the Board of Directors, to-wit:

WHEREAS, the Company has been appointed as an Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, pursuant to that certain Limited Power of Attorney to Execute Documents for the purpose of executing certain documents in connection with the sale of Florida real property by FANNIE MAE; and

WHEREAS, the Company has now designated certain employees of the Company as Authorized Signatories for the Company, for the sole purpose of executing the above-described documents on behalf of the Company, in its capacity as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION;

NOW, THEREFORE, be it

RESOLVED, that the Company hereby designates the following employees of the Company as Authorized Signatories for the Company, for the sole purpose of executing any and all documents in connection with the sale of Florida real property by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, as authorized and permitted to be done by the Company, pursuant to that certain Limited Power of Attorney to Execute Documents:

Ari Miller
Kimberley Randazzo
Rebeca Fleischer
Liloutie Singh
Lesley Lunt

FURTHER RESOLVED, that any one (1) of the employees set forth above is authorized to act, do and perform on behalf of the Company.

FURTHER RESOLVED, any act previously performed by any one (1) of the aforementioned employees is hereby confirmed and ratified as an authorized act on behalf of the Company.


FURTHER RESOLVED, that this designation of Authorized Signatories shall take effect Dec 4th, 2019.

WITNESS WHEREOF, the undersigned has executed this Corporate Resolution on the

December 4th day of Dec, 2019.

CHOICE LEGAL GROUP, P.A.

By:



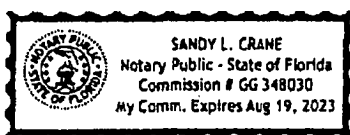
MARSHALL C. WATSON
President/Corporate Secretary

In the presence of:

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 4th day of December, 2019, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARSHALL C. WATSON as President/Acting Secretary of Choice Legal Group, P.A., to me known to be the person described in and who executed the foregoing instrument and who is personally known to me and who acknowledged before me that he executed the same on behalf of the said entity for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of December, 2019.



Sandy L. Crane
NOTARY PUBLIC, State of Florida

My Commission Expires: August 19, 2023