

AFTER RECORDING RETURN TO:  
SERVICELINK  
1400 Cherrington Pkwy  
Moon Twp, PA 15108  
File No. 200093016

This document prepared by:  
HEATHER MAYER, ESQ.  
3109 Spring Glen Rd., Suite 303  
Jacksonville, FL 32207  
716-634-3405

Parcel ID Number: R00-00-036-103-09671-041

### GENERAL WARRANTY DEED

THIS DEED made and entered into on this 17 day of March 2020 by and between **First Federal Bank**, whose address is 4705 US Highway 90 W, Lake City, FL 32055, hereinafter referred to as Grantor and **The Secretary of Veterans Affairs, an Officer of the United States**, whose address is Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has **Granted**, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida:

**LOT 41, RUSTLING PINES COMMENCE AT A CONCRETE MONUMENT AND LIGHTWOOD POST MARKING THE SOUTHWEST CORNER OF LOT 36 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA AND THENCE RUN N18°42'43"W ALONG THE WEST BOUNDARY OF SAID LOT 36 A DISTANCE OF 580.00 FEET; THENCE RUN N71°10'E 351.00 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT; THENCE RUN N18°42'43"W ALONG SAID CENTERLINE 21.00 FEET; THENCE RUN N71°10'E 500.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN N81°20'02"E 292.03 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT; THENCE RUN ALONG SAID CENTERLINE AS FOLLOWS: S43°03'32"E 45.00 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 326.91 FEET THRU A CENTRAL ANGLE OF 18°42'04" FOR AN ARC DISTANCE OF 106.70 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID COMPOUND CURVE WITH A RADIUS OF 49.94 FEET THRU A CENTRAL ANGLE OF 95°31'28" FOR AN ARC DISTANCE OF 83.26 FEET; THENCE S71°10'W 284.00 FEET; THENCE LEAVING SAID CENTERLINE RUN N18°42'43"W 250.00 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO A ROADWAY AND UTILITY EASEMENT OVER AND ACROSS THE EASTERLY AND SOUTHERLY 30.00 FEET THEREOF.**

Property commonly known as: 163 Leslie Circle, Crawfordville, FL 32327

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, GRANTOR has signed these presents on March 17, 2020

**First Federal Bank by LoanCare, LLC, its Attorney-in-Fact  
under a Limited Power of Attorney**

By: [Signature]

**DARCIE LYLE**

Print Name: \_\_\_\_\_

Title: Assistant Secretary

Signed and delivered in the presence of:

Witnesses:

[Signature]

Signature

Print Name: ASHLEY N. ROUSE

[Signature]

Signature

Print Name: SHANEE JONES

STATE OF Virginia  
CITY OF Virginia Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line  
notarization, this 17<sup>th</sup> day of March, 2020 by DARCIE LYLE as  
Assistant Secretary of LoanCare, LLC as Attorney-in-Fact under a Limited Power of  
Attorney for First Federal Bank. He/she is personally known to me or who has produced  
personally known (type of identification) as identification.

[Signature]  
Signature of Notary Public  
Print Name: Jacqueline VanDerMiller

**Jacqueline VanDerMiller**  
NOTARY PUBLIC  
REGISTRATION # 7072485  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2023  
(Seal)

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.


**CERTIFICATE OF SECRETARY  
OF  
LOANCARE, LLC**

The undersigned hereby certifies:

1. That he is the duly elected, qualified and acting Secretary of LoanCare, LLC ("LoanCare").
2. That Darcie Lyle is the Assistant Secretary, Foreclosure Team Lead as duly adopted by the Board of Managers of LoanCare effective November 6, 2017 and that said action is in full force and effect and has not been amended, modified or revoked. Darcie Lyle is authorized to sign Default and MERS documents.

IN WITNESS WHEREOF, the undersigned has executed this Certificate and affixed the Seal as of the 22 day of Dec, 2017.



  
\_\_\_\_\_  
Michael O'Connor  
Corporate Secretary

Official Copy