

Commitment Number: 191178562
Seller's Loan Number: 500244868

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Moon Township, PA 15108

This conveyance is exempt from transfer tax under 12B-4.014(3)

PARCEL IDENTIFICATION NUMBER: 22-3S-01E-000-05406-000

SPECIAL WARRANTY DEED

CORRECTIVE DEED CORRECTING THE LEGAL DESCRIPTION IN THE SPECIAL/LIMITED WARRANTY DEED RECORDED ON 1/11/2022 AT OFFICIAL RECORDS BOOK: 1246, PAGE: 603-611.

SELENE FINANCE, LP, ("Grantor"), of **9990 RICHMOND AVENUE STE. 400S, HOUSTON, TX 77042**, for and in the consideration of \$172,000.00 (One Hundred Seventy Two Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **RHONDA ANN COX**, ("Grantee"), whose tax mailing address is **44 Myrick Rd, Crawfordville, FL 32327**, the following described real estate:

ALL THAT PARCEL OF LAND IN THE COUNTY OF WAKULLA, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS: THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A ST. JOE PAPER COMPANY MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE

NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 89 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 22 A DISTANCE OF 677.90 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 15 MINUTES 12 SECONDS EAST ALONG SAID NORTH BOUNDARY 338.95 FEET, THENCE RUN SOUTH 01 DEGREES 47 MINUTES 34 SECONDS EAST 1369.52 FEET, THENCE RUN SOUTH 87 DEGREES 52 MINUTES 41 SECONDS WEST 338.44 FEET, THENCE RUN NORTH 01 DEGREES 48 MINUTES 44 SECONDS WEST 1377.65 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES, MORE OR LESS. AND COMMENCE AT AN OLD CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 87 DEGREES 52 MINUTES 41 SECONDS EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE 984.49 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 87 DEGREES 52 MINUTES 41 SECONDS EAST ALONG SAID NORTH BOUNDARY 30.82 FEET, THENCE RUN SOUTH 15 DEGREES 23 MINUTES 38 SECONDS EAST 768.81 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT, THENCE RUN SOUTH 89 DEGREES 08 MINUTES 42 SECONDS WEST ALONG SAID CENTERLINE 30.99 FEET, THENCE RUN NORTH 15 DEGREES 23 MINUTES 38 SECONDS WEST 768.10 FEET TO THE POINT OF BEGINNING CONTAINING 0.53 OF AN ACRE, MORE OR LESS. TOGETHER WITH EASEMENT OF INGRESS AND EGRESS AND UTILITIES RECORDED IN OR BOOK 286 PAGE 160 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. TOGETHER WITH A 1998 GENERAL MOBILE HOME, VIN NUMBERS GMHGA2229821555A AND GMHGA2229821555B, TITLE NUMBERS 79061033 & 79061016 AND REAL PROPERTY NUMBERS R0769919 & R0769920 SITUATED THEREON. PARCEL NO: 22-3S-01E-000-05406-000

Property Address is: 44 Myrick Rd, Crawfordville, FL 32327

Prior instrument reference: Official Records Book:1246, Page:603-611

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right,

title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Unofficial Copy

Executed by the undersigned on March 13, 2023:

SELENE FINANCE, LP

By: [Signature]

Name: ROY HYDE

Its: V.P.

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line)	Printed Name
<u>[Signature]</u>	<u>JANE BROWN</u>
Witness (signature on above line)	Printed Name
<u>[Signature]</u>	<u>Emma D. White</u>

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of MARCH, 2023, by ROY HYDE its V.P. on behalf of **SELENE FINANCE, LP**, a _____ corporation, on behalf of the corporation.

Personally Known OR Produced Identification

Type of Identification Produced: [Signature]

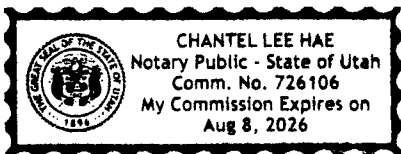
[Signature]
(Signature of Notary Public)

Chantel Lee Hae
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 8/9/2026

Affix Notary SEAL

Online Notary: (Check Box if acknowledgment done by Online Notarization)



This instrument was prepared by: Justin Ortega, Esq., Florida Bar Number 98048, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.