

Commitment Number: 220650842
Seller's Loan Number:

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R 00-00-035-008-06646-001

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **9000 Southside Boulevard, Building 600, Jacksonville, FL 32256**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **PURPLE HEART HOMES INC**, hereinafter grantees, whose tax mailing address is **755 Washington Ave Statesville, NC 28677**, the following real property:

LOT 46 AND LOT 47, BLOCK "I" WAKULLA GARDENS, UNIT NO. 1, AS SHOWN BY PLAT OF SAID SUBDIVISION OF RECORD ON PAGE 39 OF PLAT BOOK NO. 1, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

PROPERTY ADDRESS IS: 129 Sioux Trail Crawfordville, FL 32327

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

Prior instrument reference: **BK: 1289 PG: 266-268**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Unofficial Copy

Executed by the undersigned on May 31, 2023:

BANK OF AMERICA, N.A., By SERVICELINK NLS, LLC, as Attorney-in-Fact for BANK OF AMERICA, N.A.

By: [Signature] 5/31/2023

Printed Name: Charles Edward Hogue, Jr. Date

Title: Assistant Vice President

Employer: ServiceLink NLS, LLC

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

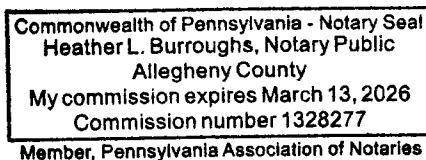
<u>[Signature]</u> <u>5/31/2023</u> <u>Christopher D. Made</u>	
Witness (signature on above line)	Printed Name
<u>Michael Webb</u> <u>5/31/2023</u> <u>Michael Webb</u>	
Witness (signature on above line)	Printed Name

STATE OF Pennsylvania

COUNTY OF Allegheny

The foregoing instrument was hereby acknowledged before me this 31 day of May, 2023 by Charles Edward Hogue, Jr., Assistant Vice President of **ServiceLink NLS, LLC, Attorney-in-Fact for BANK OF AMERICA, N.A.**, on behalf of said company. She/He is () personally known to me or (X) has produced driver license(s) as identification

[Signature] 5/31/2023
Notary Public Date



Printed Name: Heather L. Burroughs

Serial Number: 1328277

My commission expires: March 13, 2026

This instrument prepared by: Heather Mayer, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.