

PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520
File No.: 22-006447

SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 20 day of September, 2023, between Southwest Stage Funding, LLC dba Cascade Financial Services, 3345 South Val Vista Drive, Suite 300, Gilbert, AZ 85927, hereinafter called the Grantor and, Secretary of Housing and Urban Development, their successors and assigns whose address is C/O Information Systems Networks Corp., 2000 N. Classen Blvd., Suite 110E, Oklahoma City, OK 73106 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of the following described land, to wit:

Legal of the Property: LOTS 1, 2 AND 3, BLOCK 1, OF EAST ADDITION TO THE TOWN OF SOPCHOPPY, AS SHOWN BY MAP OR PLAT THEREOF OF RECORD ON PAGE 641 OF DEED BOOK 2, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2016 MOBILE HOME WITH VEHICLE IDENTIFICATION NO.(S): WHC021877GAABM.

Street Address: The street address of the property is believed to be 25 Bernard Avenue, Sopchoppy, FL 32358, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

Map/Parcel Number: 12-5S-03W-038-00971-000 (However, the legal of the property shall control in the event of any inconsistencies between the legal of the property and street address or map/parcel number).

THIS TRANSFER INVOLVES AN AGENCY OF THE UNITED STATES GOVERNMENT AND IS THEREFORE EXEMPT FROM DOCUMENTARY STAMPS.

Together, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully 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 officer's thereunto duly authorized, the day and year first above written.

Rylie Adamson
Printed Name: Rylie Adamson

Rubi Ramirez
Printed Name: Rubi Ramirez

Southwest Stage Funding, LLC dba Cascade
Financial Services

Jeff Goldsmith
By: Jeff Goldsmith
Its: REC Manager

STATE of Arizona
COUNTY of Maricopa

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20 day of September, 2023, by Jeff Goldsmith, as REC Manager. For Southwest Stage Funding, LLC. Said person is personally known to me or produced sufficient identification in the form of aka Cascade Financial Services.

Emily Danaher
NOTARY PUBLIC
My commission expires: 10/18/23

(SEAL)

