

After Recording Return to:

**Smith, Thompson, Shaw,
Minacci & Colon, P.A.
Fourth Floor
3520 Thomasville Road
Tallahassee, Florida 32309**

Prepared P. DeSantis, Esq.
Brandon, Florida 33511
866-755-6300

STSMC File #20112213LAG

This space for recording information

Documentary Stamps are based on
the consideration of _____

PROPERTY TAX ID: 00-00-078-113-10722-014

Mail Tax Statements to:
Carl Richard Wood
14056 Leon Lane
Tallahassee, FL 32312

SPECIAL WARRANTY DEED

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)*

This SPECIAL WARRANTY DEED, executed this 19th day of
October, 20 11, by THE SECRETARY OF VETERANS AFFAIRS, an
Officer of the United States of America, whose address is Department of Veterans Affairs,
Washington, DC 20420 hereinafter referred to as GRANTOR, grants and sells to CARL
RICHARD WOOD, a single ~~married~~ man, residing at 14056 Leon Lane, Tallahassee,
FL 32312, hereinafter referred to as GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties
to this instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of Sixty Three
Thousand and 00/100 Dollars (\$63,000.00) and other valuable considerations, receipt whereof is

hereby acknowledged, hereby conveys and confirms unto the GRANTEE, in fee simple, all that certain land, situated in Wakulla County, Florida, viz:

LOTS 14, 15 AND 16 OF DONELLA HEIGHTS, A SUBDIVISION OF A PART OF LOT NO. 78 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 5, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY CERTIFICATE OF TITLE RECORDED 10/28/2010 IN OR BOOK 837 IN PAGE 827/INSTRUMENT NO. 293758 IN THE OFFICIAL RECORDS OF WAKULLA COUNTY, FLORIDA.

PROPERTY ADDRESS: 69 Crawford Avenue, Crawfordville, FL 32327
The legal description was obtained from a previously recorded instrument.

SUBJECT TO TAXES ACCRUING FOR 2011 AND SUBSEQUENT YEARS.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.

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.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

Signature page to follow

Dated this 19th day of October, 2011

GRANTOR:

Signed, sealed and delivered in our presence:

Recording state requires two unofficial witnesses:

[Signature]
Witness

Cindy Ton

Printed Name

[Signature]

Witness

Nubia Escobar

Printed Name

STATE OF TEXAS
COLLIN COUNTY

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 19 day of October, 2011, the undersigned authority, personally appeared Pennie Clayton, who is the Secretary's Duly Authorized Property Management Contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or who has shown _____ as identification, who acknowledged that he/she executed the same as their free act and deed of said Secretary.

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America

By: *[Signature]*

Pennie Clayton, AVP

Printed Name

Title

The Secretary's Duly Authorized Property Management Contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f)

[Signature]

Notary Public

My commission expires: 6-21-14

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.

