

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Karen Rutland
Ronald R Wolfe & Associates, P.L.
4919 Memorial Highway, Suite 200
Tampa, Florida 33634
(813) 251-4766
ECS No. G13007956

WARRANTY DEED

THIS INDENTURE, made this 8th day of August, 2013, between TERRANCE SZAFNICKI, A SINGLE MAN, whose mailing address is 231 SOMERSET BRIDGE ROAD, UNIT 2110, SANTA ROSA BEACH, FL 32459 parties of the first part ("Grantor"), and FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is 950 East Paces Ferry Road, Suite 1900, Atlanta, GA 30326, party of the second part ("Grantee"),

WITNESSETH:

That the said parties of the first part, does hereby grant and convey to the parties of the second part, in lieu of foreclosure, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and its assigns forever, all that certain parcel of land lying and being in WAKULLA County, Florida, more particularly described as follows:

**LOT 6, TUSCANY TRACE, A SUBDIVISION AS PER MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF WAKULLA
COUNTY, FLORIDA.**

(The acceptance of this Warranty Deed is in lieu of foreclosure, is intended to constitute a Deed In Lieu of Foreclosure and is under and subject to the provision for that certain mortgage dated December 07, 2007, in the original amount of \$205,000.00, given to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR SUNTRUST MORTGAGE, INC. and recorded in Official Records Book 737, at Page 467, in the public records of WAKULLA County, Florida. Additionally, the acceptance of this Deed is intended to be an absolute conveyance of title and not as additional security with respect to the below-described Mortgage.)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anyway appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that the property is free from all encumbrances except: (1) Taxes for the year 2013 and subsequent years; (2) Conditions, restrictions, limitations, and easements of record; and (3) that certain Mortgage dated December 07, 2007, recorded December 11, 2007, in Official Records Book 737, at Page 467, of the public records of WAKULLA County, Florida, given by TERRANCE SZAFNICKI, A SINGLE MAN to MORTGAGE

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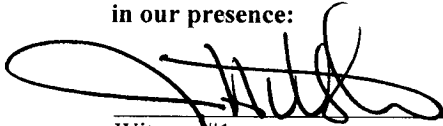
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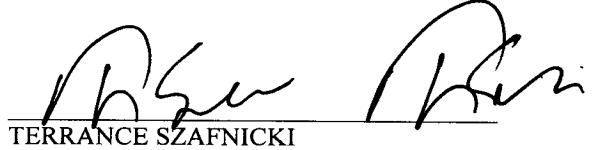
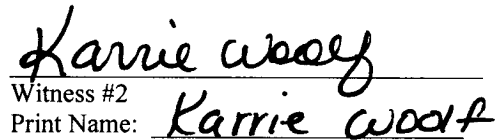
ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR SUNTRUST MORTGAGE, INC., and that they possess good right and lawful authority to sell the same; and that the said parties of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have set their hands on the day and year above written.

Signed, sealed and delivered
in our presence:



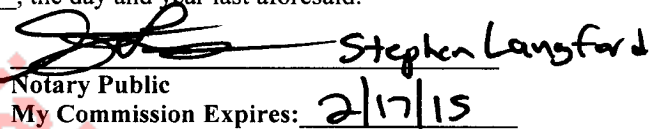
Witness #1
Print Name: James McIntosh


TERRANCE SZAFNICKI
Witness #2
Print Name: Karrie Wood

STATE OF Florida
COUNTY OF Walton

I HEREBY CERTIFY that on this 8th day of August, 2013, before me personally appeared TERRANCE SZAFNICKI to me known to be the persons described in and who executed the foregoing conveyance to FEDERAL NATIONAL MORTGAGE ASSOCIATION, and acknowledge the execution thereof to be their free act and deed for the uses and purposes therein mentioned, who are personally known to me or have produced FL DL as identification.

WITNESS my signature and official seal at Santa Rosa Beach, in the County of Walton and State of Florida, the day and year last aforesaid.


Notary Public
My Commission Expires: 2/17/15