

Return Integrity Title Services, Inc.
to:
Name: Karen Wolfe
Address: 5500 Bee Ridge Road, Suite 102
Sarasota, Florida 34233

This Instrument Prepared by:
Brad Moyer
Integrity Title Services, Inc.
5500 Bee Ridge Road
Suite 102
Sarasota, Florida 34233

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
00-00-074-289-10223-J13
File No: 20130647

**SPECIAL WARRANTY DEED
(CORPORATE)**

FILED
AT TIME & DATE NOTED
13 SEP 30 PM 3:14
BRENT X. THURMOND
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA

This Special Warranty Deed Made the _____ day of September, 2013, by LPP Mortgage, LTD,
organized under the laws of United States of America, and having its place of business at 6000
Legacy Drive, Plano, TX 75024, hereinafter called the Grantor,

to Sandra B. Koontz, whose post office address is: 79 Meadowlark Drive, Crawfordville, FL
32327, hereinafter called the Grantee,

WITNESSETH: That grantor, for and in consideration of the sum \$119,000.00 Dollars and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant,
bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in
Wakulla County, Florida, viz:

Lot 13, Block J, Songbird Subdivision, Phase II, a subdivision according to the plat thereof
recorded at Plat Book 3, Pages 113 through 116, in the Public Records of Wakulla County, Florida.


a/k/a 79 Meadowlark Drive, Crawfordville, FL 32327

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.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real
property unto the Grantees against the claims of all person, claiming by, through or under
Grantor, but not otherwise.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this
instrument, and the heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporation.)



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 officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

LPP Mortgage, LTD

Witness

Printed Name:

Signature:

BY:

Signature:

Kent Twitchell
Its Attorney-In-Fact

Witness

Printed Name:

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me this 24th day of September, 2013, by Kent Twitchell as attorney in fact of LPP Mortgage, LTD, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 2-1-14

Printed Name: Manuel Joe Ramos
Notary Public
Serial Number

