

Prepared by and return to:
Nicole L Smith
Employee
Porath & Associates, P.A.
600 Grand Boulevard Suite 201
Destin, FL 32550
850-622-0102
File Number: 13-436

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Special Warranty Deed

This Special Warranty Deed made this 25th day of November, 2013 between Branch Banking and Trust Company, a banking corporation whose post office address is 200 West Second Street, Winston Salem, NC 27101, grantor, and Michael Kresbach, a single man whose post office address is P.O. Box 4111, Tallahassee, FL 32315, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

LOT 27, TRADEWINDS, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN BOAT SLIP DESCRIBED AS: LOT 32, BLOCK D, MARINA VILLAGE OF PANACEA, RECORDED IN PLAT BOOK 3, PAGE 47, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel Identification Number: 08-6S-01W-302-04863-A27

AND THE GRANTOR, DOES HEREBY CONVEYANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Subject to any and all restrictions made as a condition to the sale, short sale, or resale of the subject property by former mortgagees, including, but not limited to date restrictions, price restrictions, purchaser restrictions, and/or refinance restrictions that may be contained in the short sale approval letter, payoff letter, deeds or present or future purchase contracts.

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 the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 grantors.

DoubleTime

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Branch Banking and Trust Company, a banking corporation
By: Eugenia R. Wade
Eugenia R. Wade, Vice President
(Corporate Seal)

State of North Carolina
County of Davidson

The foregoing instrument was acknowledged before me this 25th day of November, 2013 by Eugenia R. Wade, Vice President of Branch Banking and Trust Company, a banking corporation, on behalf of the corporation. She ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

KIMBERLY T VAUGHN
Notary Public
Davidson Co., North Carolina
My Commission Expires April 2, 2018

Kimberly T. Vaughn
Notary Public
Printed Name: Kimberly T. Vaughn
My Commission Expires: April 2, 2018