

This Instrument Was Prepared By and
Record and Return To:

Karen S. Leopold, Esq.
REO TITLE COMPANY OF FLORIDA, LLC
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio #R 00-00-074-000-10208-000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 30th day of June, 2014, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043 ("Grantor"), in favor of **Billy Joe Wesley, Sr. and Lisa Ann Wesley, husband and wife**, whose mailing address is 21 Benton Road, Crawfordville, FL 32327 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Wakulla County, Florida, described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

a/k/a 21 Benton RD , Crawfordville, FL 32327

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the year 2014 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.

TO HAVE AND TO HOLD the same in fee simple forever.



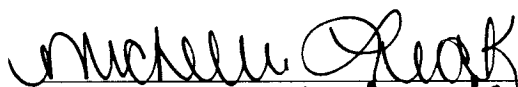
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

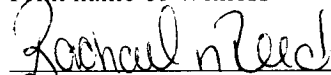
Witnesses as to Grantor:

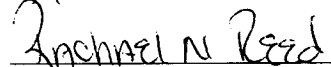
FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact, pursuant to Limited Power of Attorney recorded in O.R. Book 28950, Page 1846, Public Records of Miami-Dade County, Florida


Michelle Leak

Print name of Witness





Print name of Witness

By: 

Name: Karen S. Leopold

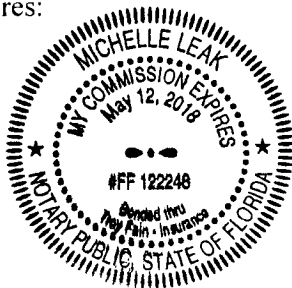
Title: President


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of June, 2014, by KAREN S. LEOPOLD, as President of REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:




Notary Public
Print name: **Michelle Leak**

EXHBIT "A"**LEGAL DESCRIPTION**

Commence at the intersection of the Easterly right-of-way boundary of State Road No: 369 with the Northerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida and run North 73 degrees 05 minutes 23 seconds East 67.52 feet, thence run South 16 degrees 47 minutes 43 seconds East 321.06 feet, thence run North 77 degrees 02 minutes 32 seconds East 171.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 77 degrees 02 minutes 32 seconds East 367.72 feet, thence run South 04 degrees 49 minutes 20 seconds East 255.38 feet, thence run South 77 degrees 17 minutes 55 seconds West 99.91 feet, thence run South 79 degrees 26 minutes 28 seconds West 61.35 feet, thence run South 12 degrees 37 minutes 13 seconds East 44.43 feet, thence run South 76 degrees 42 minutes 08 seconds West 150.32 feet, thence run North 16 degrees 47 minutes 43 seconds West 295.68 feet to the POINT OF BEGINNING.

TOGETHER WITH a 20.00 foot wide ingress and egress easement being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way boundary of State Road No: 369 with the Northerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida and run North 73 degrees 05 minutes 23 seconds East 67.52 feet, thence run South 16 degrees 47 minutes 43 seconds East 321.06 feet, thence run North 77 degrees 02 minutes 33 seconds East 539.56 feet to a re-rod (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 77 degrees 02 minutes 33 seconds East 247.16 feet to a concrete monument, thence run North 17 degrees 39 minutes 22 seconds West 6.74 feet, thence run North 47 degrees 53 minutes 50 seconds East 215.13 feet, thence run North 73 degrees 12 minutes 21 seconds East 8.90 feet to an iron pipe lying on the Westerly maintained right-of-way of McCallister Road, thence run South 16 degrees 17 minutes 11 seconds East along said maintained right-of-way 17.99 feet to a concrete monument (marked #2919), thence leaving said maintained right-of-way run South 47 degrees 53 minutes 50 seconds West 224.28 feet to a concrete monument, thence run South 18 degrees 01 minutes 04 seconds East 4.92 feet, thence run South 77 degrees 02 minutes 34 seconds West 251.84 feet, thence run North 04 degrees 49 minutes 20 seconds West 20.20 feet to the POINT OF BEGINNING.

AND ALSO together with a 25.00 foot wide ingress and egress easement being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way boundary of State Road No: 369, with the Northerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida and run North 73 degrees 05 minutes 23 seconds East 67.52 feet, thence run South 16 degrees 47 minutes 43 seconds East 321.06 feet, thence run North 77 degrees 02 minutes 33 seconds East 32.73 feet to the Easterly maintained right-of-way of Benton Road for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 06 degrees 22 minutes 45 seconds East along said maintained right-of-way 25.17 feet, thence leaving said maintained right-of-way run North 77 degrees 02 minutes 33 seconds East 143.67 feet, thence run North 16 degrees 47 minutes 43 seconds West 25.06 feet, thence run South 77 degrees 02 minutes 33 seconds West 139.11 feet to the POINT OF BEGINNING.

a/k/a 21 Benton RD , Crawfordville, FL 32327