

Prepared by and return to:  
Mariam Zaki

Oak Ridge Title, Inc.  
350 Jim Moran Blvd. Suite 100  
Deerfield Beach, FL 33442  
954-531-0728  
File Number: A140FYF 133

STSMC File #20141624AMO

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## Special Warranty Deed

This Special Warranty Deed made this 7<sup>th</sup> day of August, 2014 between Federal National Mortgage Association a/k/a Fannie Mae, whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and Joshua Mark Nimblett, a single man whose post office address is 133 Zion Hill Road, Crawfordville, FL 32327, 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 19, EDGEWOOD, ACCORDING TO THE MAP/FOR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE (2) 83, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA**

**Parcel Identification Number: 06-3S-01W-243-04301-019** ✓

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements on record, if any; all applicable zoning ordinances; and taxes subsequent to 2014.

This Deed is being signed per the authority granted in that certain Limited Power of Attorney to Execute Documents from Fannie Mae to Elizabeth R. Wellborn, P.A. filed of record in Book 50347, Page 186, of the Public Records of Broward County, Florida. ✓

**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.

133 Zion Hill Rd, Crawfordville, FL 32327  
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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:

Krista M. Mansell  
Witness Name: Krista M. Mansell  
Tracy A. Kania  
Witness Name: Tracy A. Kania

Federal National Mortgage Association  
By: Loni Perry  
Loni Perry, as Authorized Signer on  
behalf of Elizabeth R. Wellborn, P.A., as  
Attorney in Fact for Federal National  
Mortgage Association a/k/a Fannie Mae

State of New York  
County of Erie

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 2014 by Loni Perry, Authorized Signer, on behalf of Elizabeth R. Wellborn, P.A., as Attorney in Fact for Federal National Mortgage Association a/k/a Fannie Mac, on behalf of the corporation. She is ☒ personally known to me or has produced a driver's license as identification.

[Notary Seal]

Tracy A. Kania  
Notary Public  
Printed Name: Tracy A. Kania  
My Commission Expires: Aug 9, 2017

TRACY A. KANIA  
Notary Public, State of New York  
Qualified in Erie County  
Commission Expires August 9, 2017

Unofficial Copy

**LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Elizabeth Wellborn, P.A., organized under the laws of the state of Florida, with an office for the conduct of business at 350 Jim Moran Blvd., Suite 100, Deerfield Beach, Florida 33442, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the state of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. September 30, 2016; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 8<sup>th</sup> day of November, 2013.

Gina Dennis, Witness

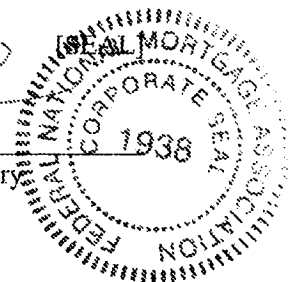
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE

Elonda Crockett, Vice President

Danael Broussard, Witness

ATTEST:

Cindy Dolezal, Assistant Secretary



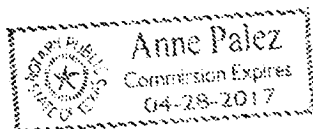
#### ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 8<sup>th</sup> day of November, 2013 before me appeared Elonda Crockett and Cindy Dolezal, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]



Notary Public

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

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**RESOLUTION  
OF  
ELIZABETH R. WELLBORN, P.A**

I, Elizabeth R. Wellborn, do hereby certify that I am the duly appointed acting Secretary of ELIZABETH R. WELLBORN, P.A., a Florida professional service corporation (the "Corporation"), and that I am the keeper of the corporate records and seal of the Corporation.

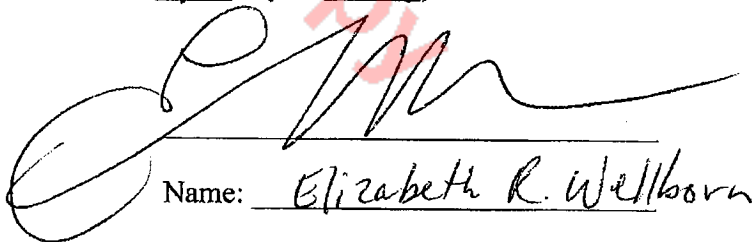
The following is a true and correct copy of the resolution adopted at a special meeting of the Director(s) of the Corporation held on January 9, 2013.

That by unanimous consent of all of the Directors, the following Resolution(s) was duly adopted, and that the same has not in any way been modified or rescinded, but is full force and effect, and that the said Directors of the Corporation have duly ratified and affirmed the same in the form hereinafter set forth:

**BE IT RESOLVED**, that Loni Perry be and he/she is hereby authorized and directed to do all things, execute, endorse and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Federal National Mortgage Association ("Fannie Mae") in the State of Florida that may be required by or on behalf of the Corporation in his/her capacity as Manager of REO Operations of said Corporation, and to affix to any such document the seal of said Corporation, for and on behalf of said Corporation, as the act and deed of said Corporation. Such documents may include, without limitation, any one or more of the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlements/Closings Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae,

**IN WITNESS WHEREOF**, I have hereunto subscribed my name as Secretary, and affixed the official seal of the Corporation, on this 9 day of January, 2013.

  
Name: Elizabeth R. Wellborn

Title: Secretary