

This Document Prepared By:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Coraopolis, PA 15108

Parcel ID #: 00-00-035-008-06623-001

Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Coraopolis, PA 15108

SL #3282058

## SPECIAL WARRANTY DEED

8/15/2014

This SPECIAL WARRANTY DEED, dated by BANK OF AMERICA, N.A., whose post office address is 2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter called the GRANTOR, to **JOSEPH A. LUPO, a (an) Single person**, whose post office address is 31 SIOUX TRAIL ST, CRAWFORDVILLE, FL 32327, hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Sixty Thousand, Three Hundred, Twenty-Five and 00/100 Dollars (\$60,325.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Palm Beach County, FLORIDA:

**All that certain parcel of land situate in the City of Crawfordville, County of Wakulla, State of Florida, being known and designated as follows:**

**Lots 14, 15 and 16, Block 1, Wakulla Gardens, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 39, Public Records of Wakulla County, Florida.**

Tax/Parcel ID: 00-00-035-008-06623-001

Being the same property conveyed to BANK OF AMERICA, N.A., recorded 08/06/2014 in Deed Book 948, Page 331.

Commonly known as: 31 SIOUX TRAIL ST, CRAWFORDVILLE, FL 32327

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

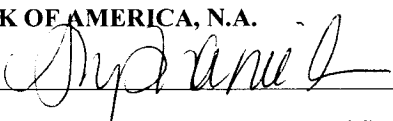
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 and under grantor, but against no others.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

**BANK OF AMERICA, N.A.**

By: 

Its: Stephanie Allen, Assistant Vice President

Signature: 

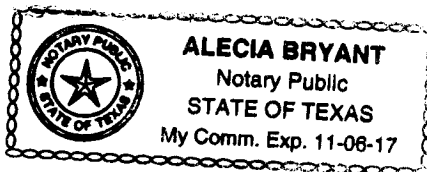
Print Name: Jennifer Green

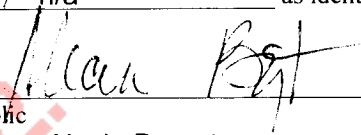
Signature: 

Print Name: Maria Lugo

STATE OF TEXAS  
COUNTY OF DALLAS

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of August, 20 14  
by Stephanie Allen, as AVP of BANK OF AMERICA, N.A.. He/She is  
personally known to me or has produced n/a as identification.



  
Notary Public  
Print Name: Alecia Bryant  
My Commission Expires: 11-6-2017

Unofficial Copy