

This Instrument Prepared By:  
Jarrod Turner, Esquire\*

After Recording, Please Mail To the Grantee at:  
18 Arbor View Drive  
Crawfordville, FL 32327  
Parcel ID Number: 00-00-057-350-09960-A58

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made by between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, ("Grantor"), and Jonathon Campbell and Kristin Campbell, whose address is 18 Arbor View Dr. Crawfordville FL (the "Grantee(s)").

Grantor, in consideration of the sum of \$150,000.00, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Wakulla County, Florida:

LOT 58, BLOCK "A", GARDENS OF SARALAN PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 77-78, PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 8/12/2014 at Book: 948 Page: 712 in the records of Wakulla County, Florida.

Commonly known as: 18 Arbor View Drive, Crawfordville, FL 32327. This address is provided for informational purposes only.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

The foregoing is not the homestead property of the Grantor.

Dated: 10<sup>th</sup> day of Sept, 2014.

[Signature Page Follows]

REO 65149

