

This Instrument Prepared by:

Albertelli Law

Lora Johnson

5404 Cypress Center Drive, Suite 300

Tampa, FL 33609

Our File Number: TPA14-51917

as a necessary incident to the fulfillment of conditions

contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number: R 23-5S-02W-056-02817-026

### **SPECIAL WARRANTY DEED**

**This Special Warranty Deed**, made this 30th of September, 2014, between **Fannie Mae a/k/a Federal National Mortgage Association**, having its place of business at: **P.O. Box 650043, Dallas, TX 75265-0043** here by called the grantor,

to **William D Tuten and Judith T Tuten, husband and wife**, whose Post Office address is: **2 Geneva Avenue, Panacea, FL 32346**, hereinafter called the grantee,

W I T N E S S E T H: That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Wakulla County, Florida, viz:

Lot 1, Block "D", Joseph Lee Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 69, of the Public Records of Wakulla 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.

**GRANTOR'S WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, 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.


(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

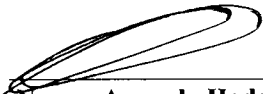
  
\_\_\_\_\_  
Witness signature

Lora Johnson  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

Marian Guerrero  
\_\_\_\_\_  
Print witness name

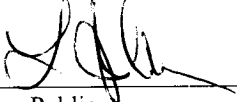
Fannie Mae a/k/a Federal National Mortgage Association by  
Albertelli Law as Attorney in Fact, POA and Corp. Res.  
recorded in O.R. Book 22296, and Page 313 PGS 313-315 of  
the Public Records of Hillsborough County Florida.

By:   
\_\_\_\_\_  
Print Name: **Amanda Hodgson, as authorized signatory for  
Albertelli Law as Attorney-in-Fact for FANNIE MAE  
a/k/a Federal National Mortgage Association.**

(Corporate Seal)

State of FLORIDA  
County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of September, 2014 by Amanda Hodgson, as authorized signatory for Albertelli Law as Attorney-in-Fact for FANNIE MAE a/k/a Federal National Mortgage Association on behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

  
\_\_\_\_\_  
Notary Public

Lora E. Johnson  
\_\_\_\_\_  
Print Notary Name

My Commission Expires: \_\_\_\_\_

Notary Seal

