

This instrument prepared by:  
Bay National Title Company  
Gustavo Garcia  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762

*448-91806-3*  
Return to:  
Bay National Title Company  
Gustavo Garcia  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762

Parcel Identification No. 00-00-078-013-10878-000

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 17<sup>th</sup> day of December, 2014, by ~~J.P. Morgan Chase Bank, N.A.~~ **JPMorgan Chase Bank, N.A.**, and having its place of business at 1400 East Newport Center Drive, Deerfield Beach, FL 33442 hereinafter called the "Grantor", to CJJ NEECE, LLC, a whose post office address is: 4792 Blountstown Hwy, Tallahassee, FL 32304, hereinafter called the "Grantee",

**WITNESSETH:** That Grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in **Wakulla** County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

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

**SUBJECT** to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

**GRANTOR WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. *(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 signed and sealed these presents the day and year first above written.

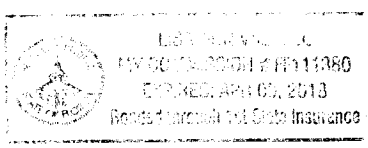
Signed, sealed and delivered  
in the presence of:

Regina M. Upshaw  
Witness to sign above -  
Print Name: Regina M. Upshaw  
Bryon Haynes  
Witness to sign above  
Print Name: Bryon Douglas Haynes

JPMorgan Chase Bank, N.A.  
~~J.P. Morgan Chase Bank, N.A.,~~  
By: [Signature]  
Name: **John LaMarca**  
Title: **Vice President**  
(Affix corporate seal)

STATE OF Florida )  
COUNTY OF Broward ) ss: **JPMorgan Chase Bank, N.A.**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of ~~J.P. Morgan Chase Bank, N.A.~~, an association, on behalf of said National Association. She/He [Check one] ☒ is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC:  
Sign: [Signature]  
Print: Lisa Ann Vassell

My commission expires 4/9/18 (Affix Notarial Stamp or Seal)

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND SITUATED IN THE CITY OF Crawfordville, Wakulla COUNTY, FL, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LOT 26, BLOCK "B", OF MAGNOLIA GARDENS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS WAKULLA COUNTY, FLORIDA.**

**AND LESS AND EXCEPT: THE NORTH 4 FEET OF LOT 26, BLOCK "B" WHICH WAS PREVIOUSLY DEEDED IN OFFICIAL RECORDS BOOK 647, PAGE 576 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA**

Unofficial Copy

A handwritten signature in black ink, appearing to be 'J. P. P.', is located at the bottom right of the page.

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Unofficial Copy

