

SPECIAL WARRANTY DEED

Prepared By: Sherry Fordham
Mang & Santuri
1424 Piedmont Drive East #200
Tallahassee, FL 32308

Property Appraiser's Parcel I.D. Number:
20-s-01E-207-04917-020

FHA # 091-410697

This Warranty Deed made this 30th day of December, 2014, by and between The Secretary of Housing & Urban Development, hereinafter called the **Grantor**, whose mailing address is 40 Marietta Street, Atlanta, GA 30303 and James M. Beaty, single, hereinafter called the **Grantee**, whose mailing address is 53 Willie Jenkins Road, Crawfordville, FL 32327, WITNESSETH, that the Grantor, for and in consideration of the sum of \$64,800.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Wakulla, State of Florida, to wit:

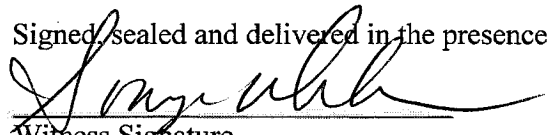
See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all of 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 the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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:



Witness Signature

Sonuga Wimborne

Printed Name



Witness Signature

Andrew Turner

Printed Name

Secretary of Housing and Urban
Development



Grantor As HUD's Designated Agent

Kendra Martin

Printed Name

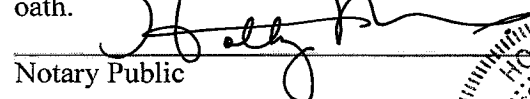
N/A

Grantor

Printed Name

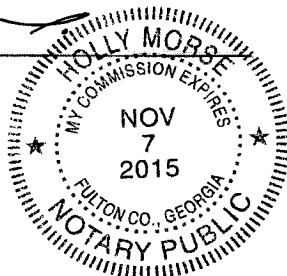
STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 30 day of December, 2014, by Kendra Martin as HUD's Designated signor for Ofori & Associates, REO, who is personally known to me or who has produced _____ as identification and who did take an oath.



Notary Public

(Notarial Seal)



U. S. Department of Housing and Urban Development
Atlanta Homeownership Center
40 Marietta Street
Atlanta, Georgia 30303-2806
(800) CALLFHA or (800) 225-5342



7 MAY 2014

Ofori & Associates
2000 RiverEdge Parkway
Atlanta, GA 30328

Dear Mr. Ofori:

SUBJECT: Delegation of Authority for Contract Area 2A, 6A, 7A, 8A Asset Manager - Revised

In accordance with the Redelegation of Authority dated July 18, 2005, and executed by the Assistant Secretary for Housing-Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of residential real property acquired by HUD under its insured mortgage programs, including the authority to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, form HUD-1 Settlement Statements, and any other instrument that may be necessary in connection with property management and sales on behalf of the Department, is hereby delegated to:

<u>Name of authorized employee</u>	<u>Title</u>
LaShaunda Wright	Project Manager
Sheila Fleming	Alternate Project Manger
Leola Williams	Marketing Manager
Tabatha Williams	Closing Manager
Trameka Woods	Closing Specialist
Tina Richardson	Closing Specialist
Stephanie Butler	Closing Specialist
Joaquima Shaw	Closing Specialist
Holly Morse	Closing Specialist
Kendra Martin	Closing Specialist
Alicia Figueroa	Closing Specialist - PR

Effective with the date of this letter, the delegated authority granted in this document shall commence and be in full force and effect. Such delegated authority shall remain in full force and effect until May 31, 2015, unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted.

Sincerely,

N. Daniel Rogers III
Director
Atlanta Homeownership Center

Exhibit "A"**Lot 20 (5.00 ACRES)**

Commence at the Southeast Corner of Lot 1, Block "A" of Woodville South, a Subdivision as per map or plat thereof recorded in Plat Book 2, Page 31, of the Public Records of Wakulla County, Florida, and thence run South 10 degrees 48 minutes 46 seconds East 1,575.25 feet, thence run South 75 degrees 56 minutes 14 seconds West 432.73 feet to the POINT OF BEGINNING. from said POINT OF BEGINNING continue South 75 degrees 56 minutes 14 seconds West 474.38 feet to the centerline of a 60.00 foot roadway easement, thence run North 07 degrees 09 minutes 08 seconds West along said centerline 89.57 feet; thence run North 29 degrees 30 minutes 59 seconds West along said centerline 203.57 feet; thence North 23 degrees 20 minutes 57 seconds West along said centerline 170.49 feet, thence run North 75 degrees 56 minutes 14 seconds East 502.87 feet, thence run South 19 degrees 25 minutes East 455.37 feet to the POINT OF BEGINNING. Containing 5.00 acres more or less.

SUBJECT TO a roadway and utility easement over and across the Westerly 30.00 feet.

BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY BY EDWIN BROWN AND ASSOCIATES
JOB NO: 14-238 -35701 DATED: DECEMBER 4, 2014 AS FOLLOWS:

LOT 20 WOODVILLE SOUTH, PHASE II(UNRECORDED)

Commence at the Southeast corner of Lot 1, Block "A", Woodville South, A Subdivision as Per Map or Plat thereof Recorded in Plat Book 2, Page 31 in the Public Records of Wakulla County, Florida; thence run South 10 degrees 48 minutes 46 seconds East 1575.25 feet; thence run South 75 degrees 56 minutes 14 seconds West 432.73 feet to a 3" concrete monument said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run South 75 degrees 55 minutes 51 seconds West 474.38 feet to a re-bar said point lying on the Centerline of a 60' wide roadway easement known as Willie Jenkins Road; thence run along said Centerline as follows: North 07 degrees 09 minutes 08 seconds West 89.57 feet to a re-bar; thence run North 29 degrees 30 minutes 59 seconds West 203.57 feet to a re-bar; thence run North 23 degrees 23 minutes 12 West 170.35 feet to re-bar; thence leaving said Centerline run North 75 degrees 48 minutes 25 seconds East 502.87 feet to a concrete monument; thence run South 19 degrees 25 minutes 00 seconds East 456.31 feet to the POINT OF BEGINNING. Together with a 1996 CAVA Mobile Home VIN#'s LCA0795564S25332A and LCA0795564S25332B.

SUBJECT TO A 60' WIDE ROADWAY AND UTILITY EASEMENT LYING OVER AND ACROSS THE WESTERLY 30' OF THE ABOVE DESCRIBED PROPERTY.