

Prepared by and return to:
Eric L. Bronfeld, Esq.
RAS Title, LLC
6409 Congress Avenue
Suite 100
Boca Raton, FL 33487

File Number: RAST6-3527

Consideration Amount: \$125,000.00

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Special Warranty Deed

This Special Warranty Deed made this 13th day of January, 2016 between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation organized and existing under the laws of the United States of America, whose post office address is **5000 Plano Parkway, Carrollton, TX 75010**, (“grantor”), and **James K. Branton and Susan E. Branton, husband and wife** whose post office address is **588 Terhune Rd SE, Rome, GA 30161**, (“grantee”):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County**, to-wit:

Lots 40, 41 and 42, Block C, of RIVER-BEND SUBDIVISION, as per map or plat thereof recorded in Plat Book 1, Page 40, of the Public Records of Wakulla County, Florida.

Parcel Identification Number: 03-6S-02W-036-03823-000

Also Known As: 7 Roho Rd, Panacea, FL 32346

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1452 (e) for conveyance of subject property. Grantee pays documentary stamps for subject property.

This Instrument is being recorded pursuant to that Limited Power of Attorney recorded 7/12/2011, in Official Records Book 856, Page 287, 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.

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.

