

Prepared By:

SingleSource Property Solutions
333 Technology Drive, Suite 102
Canonsburg, PA 15317

When recorded mail to:

SingleSource Property Solutions, LLC
333 Technology Dr, Suite 102
Canonsburg, PA 15317

Parcel ID No.: R-00-00-121-055-12193-000

Purchase Price Paid: \$161,805.00

Other Consideration: \$0.00

Documentary Stamp Tax: \$ 1,133.30

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made on January 19, 2016, by NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC, whose address is 8950 CYPRESS WATERS BLVD; COPPELL, TX 75019 (herein, "Grantor"), to MOORES LANDING, LLC, _____, whose address is PO Box 12517, Tallahassee, FL 32317 (herein, "Grantee").

GRANTOR, in consideration of ONE HUNDRED SIXTY-ONE THOUSAND EIGHT HUNDRED FIVE AND 00/100 dollars (\$161,805.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of WAKULLA, State of FLORIDA:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 56 OYSTER BAY DRIVE, CRAWFORDVILLE, FL 32327

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons claiming by and through Grantor.

IN WITNESS WHEREOF, Grantor signed and sealed this Special Warranty Deed on the date first above written.

Witnesses:

Grantor:

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY BY ITS ATTORNEY IN
FACT SINGLESOURCE PROPERTY
SOLUTIONS, LLC

[Signature]
Witness #1 signature

RYAN FOWLER
Printed name of witness #1

[Signature]
Witness #2 signature

Kimberly Fischetti
Printed name of witness #2

By: [Signature]

Printed Name: Scym Williams

Title: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

This instrument was acknowledged before me on January 19, 2016, by

Scym Williams, as Closing Coordinator of SINGLESOURCE PROPERTY SOLUTIONS, LLC
AS THE ATTORNEY IN FACT FOR NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE
COMPANY, ☒ who is personally known to me or

☐ who has produced _____ identification.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

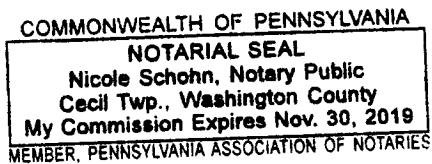


EXHIBIT A

The Land described herein is situated in the state of Florida, County of Wakulla, and is described as follows; Lot three (3), Block "C" of Unit 1, Oyster Bay States, as shown by plat recorded in plat book 1, page 70, of the public records of Wakulla County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

MOORES LANDING, LLC
PO Box 12517
Tallahassee, FL 32317

Unofficial Copy