

This Instrument Prepared by and Return to:
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 00-00-074-272-10223-b17

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 26th day of April, 2016 by PHH MORTGAGE CORPORATION, having its principal place of business at 1 MORTGAGE WAY, MOUNT LAUREL, NJ 08054, herein called the grantor, to ANTHONY LEE CONNELL, whose post office address is: 7 BUNTING DRIVE, CRAWFORDVILLE, FL 32327, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz:

Lot 17, Block B of Songbird Phase 1, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 88, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.

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 said grantee that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sharon Feely
Witness #1 Signature

Sharon Feely
Witness #1 Printed Name

Sharonna Davis
Witness #2 Signature

Sharonna Davis
Witness #2 Printed Name

PHH MORTGAGE CORPORATION

Joseph DeStasio
By: Vice President

2001 BISHOPS GATE BLVD. MT LAUREL, NJ 08054

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by Joseph DeStasio of

PHH MORTGAGE CORPORATION on behalf of the corporation. He/she is personally known to me or has produced drivers license as identification.

SEAL

Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2018

Linda Huller
Notary Signature

My Commission Expires:

Printed Notary Signature

Our File No.: 21851