

Prepared By and Return To:
David W. Leskar, Esq.
Buyer's Title, Inc.
3323 W Commercial Blvd., Suite 100
Fort Lauderdale, FL 33309
incidental to the issuance of a title insurance policy.
File Number: 20-0167
Parcel ID #: 11-4S-15-00336-005
423 SW Godbold Ave, Lake City, FL 32024

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated this 11th day of August, 2020 by Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, by Buyer's Title, Inc., as Attorney-in-Fact, whose post office address is: P.O. Box 650043, Dallas, TX 75265-0043 hereinafter called the GRANTOR, to Bright Vision Investments II, LLC, a Florida limited liability company whose post office address is: 450-106 State Road 13 N, #272, Saint Johns, FL 32259 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 \$10.00 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 Columbia County, Florida, viz:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 0 DEGREES 23 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4, 931.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0 DEGREES 23 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE 163.02 FEET, THENCE NORTH 88 DEGREES 09 MINUTES 30 SECONDS EAST 1,335.28 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4, THENCE SOUTH 0 DEGREES 41 MINUTES 03 SECONDS EAST ALONG SAID EAST LINE, 163.02 FEET, THENCE SOUTH 88 DEGREES 09 MINUTES 30 SECONDS WEST, 1,336.11 FEET TO THE POINT OF BEGINNING

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

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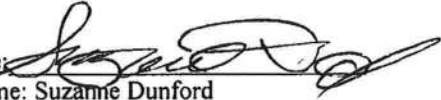
IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Fannie Mae a/k/a Federal National Mortgage Association

Signature: 
Print Name: Daniel Miranda



By: **Barbara Ungerman, President of Buyer's Title, Inc., as Attorney-in-Fact under Power of Attorney in OR Book 20780, Page 985 of the Public Records of Pinellas County, Florida**

Signature: 
Print Name: Suzanne Dunford

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **11th day of August, 2020** by **Barbara Ungerman, President of Buyer's Title, Inc., as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America, on behalf of the corporation. She is personally known to me.

Notary Seal

Signature: 
Notary Public – State of Florida
Print Name: _____
My Commission Expires: _____



SWD - : 423 SW Godbold Ave, Lake City, Florida 32024