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Prepared By and Return To:  
Annie R Cohen Coles  
Tyler A. Gold, P.A.  
1250 S. Pine Island Rd., #450  
Plantation, FL 33324  
Folio Number: R04190-025

## Special Warranty Deed

THIS INDENTURE, made effective the 7 day of October, 2020, between **MADISON ALAMOSA HECM REO, LLC, a Delaware Limited Liability Company**, whose address is: 900 Highlands Dr, #301 Solana Beach CA 92075 hereinafter called the Grantor, and **A.N.K INVESTMENTS, LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose address is: 4200 SW 141<sup>st</sup> Ave, Davie, FL 33330

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH:** the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

**Lot 25, GOLDEN FARMETTES, a Subdivision, according to the Plat thereof, as recorded in Plat Book 4, Page 17, of the Public Records of Columbia County, Florida.**

**AKA: 721 SW Colgate Loop, Fort White, FL 32038**

**Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

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.

