

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

(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.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered	MADISON HECM REO, LLC, by Madison
	Capital LCC, it's managing member
A c	By:
	Name: Scott Kurtz Its: President
1 40	its: President
Witness:	
Printed Name: J Dw T	
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Water	
Witness:	
Printed Name: L. Down	and the second s
Anatary public or other officer complet	ting this, as thous valides only the
identity of the individual who storaid the	e darapsen, to which this confidence is more sense of the of the darapsent.
STATE OF CA	State of the state
COUNTY OF Sou Diese	
The foregoing instrument was acknown	wledged before me by means of 这 physical
presence OR □ online notarization, on	
Scott Kurtz, as President of Madison Capital, LLC, managing member for MADISON ALAMOSA HECM REO, LLC, a Delaware Limited Liability Company, on	
behalf of the company. He/she/they is/are personally known to me or has/have	
produced a CA Prives Circuse	as identification.
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Notary Public	
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M. Carrellada antique	MOTEON PUBLIC - Capifornia
My Commission expires: પૈન્હ રૂક	—— Service of the ser
	Hy Coron. Spires Apr 6, 2023