

Prepared By and Return To:
Title365 Company
Attn: Kathy Long
850 Trafalgar Court, Suite 105
Maitland, FL 32751

Order No.: FL1-1301073-AC

Property Appraiser's Parcel I D. (folio) Number
015S16-03405-203

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this July 22nd, 2013 by Kondaur Capital Corporation existing under the laws of Delaware, and having its principal place of business at 333 S Anita Dr, Suite 400, Orange, CA 92868 (the "Grantor"), and Douglas G. Staats and Danita Marie Staats, husband and wife whose post office address is 265 SW Ainsley Glen, Lake City, FL 32024, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH That the grantor, for and in consideration of the sum of \$70,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Columbia, State of Florida, viz

Lot 3, Block A, of Southwood Meadows Unit II, A Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 84, of the Public Records of Columbia County, Florida.

Commonly Known As: 265 SW Ainsley Glen, Lake City, FL 32024

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever


AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby 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 duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Kondaur Capital Corporation

BY

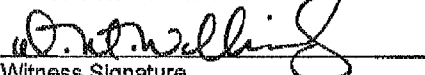

JOY ZIMMERMAN, LIQUIDATION SPECIALIST

Grantor Address:
333 S Anita Dr, Suite 400
Orange, CA 92868

Witness Signature


Mayra Vargas

Printed Name of First Witness


Witness Signature

Deborah M. Williams
Printed Name of Second Witness

State of California

County of Orange

On July 22, 2013 before me,
D.M. Williams, Notary Public,
personally appeared Joy Zimmerman

Joy Zimmerman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature  (Seal)

