

Prepared by:  
The Florida Default Law Group, PL  
Jonathan Mesker  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634  
File Number: R10017943

Return to:  
New House Title  
P.O. Box 20328  
Tampa, Florida 33663-1385

Inst: 201112002535 Date: 2/17/2011 Time: 3:11 PM  
Doc Stamp-Deed: 1372.00  
BC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1210 P: 100

\$ 196,000.00

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 11 day of February, 2011, between **Federal Home Loan Mortgage Corporation** whose post office address is **5000 Plano Parkway, Carrollton, TX, 75010**, grantor, and **Kenneth S. Silva and Myrna Silva, husband and wife**, whose post office address is **316 NW Lake Valley Terrace, Lake City, FL 32055**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Columbia County, Florida**, to-wit:

**LOT 17, LAKE VALLEY IN WOODBOROUGH, PHASE 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 95, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

**Parcel Identification Number: 22-3S-16-02269-117**

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida September 29, 2008 in Official Records Book 18884, Page 1293, of the Public Records of Hillsborough County, Florida.

**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 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; that the grantor 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 grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation  
By Florida Default Law Group  
as attorney in fact

Witness Name: [Signature]

[Signature]  
By **Melissa J. Nunley**  
Its authorized signor

Witness Name: [Signature]

**JENNIFER STRAUS**

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY, 2011, by Melissa J. Nunley, as Authorized Signor of the Florida Default Law Group, on behalf of the corporation, who (☒) is/are personally known to me or (☐) has/have produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

**JENNIFER STRAUS**

Printed Name: \_\_\_\_\_

My Commission Expires: 05/05/2012

