

PREPARED BY & RETURN TO:

Name: Adam S. Beighley, Esq.  
Del Mar Title Services, LLC  
Address: 2255 Glades Road  
Suite 335W  
Boca Raton, FL 33431  
File No. CL14-12748

Parcel No.: 06-4S-17-08018-339

Inst: 201512003902 Date: 3/4/2015 Time: 12:51 PM  
Doc Stamp-Deed: 637.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1290 P: 1084

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SPACE ABOVE THIS LINE FOR RECORDING DATA

This **SPECIAL WARRANTY DEED** made the 4 day of **February, 2015**, by **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the Grantor, to **TONY D. FULTON**, a Single man and **EBONY C. WILLIAMS**, a Single woman, whose post office address is 1048 SW Yorktown Glen, Lake City, FL 32025, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**Lot 39, of Grandview Village Unit 4, according to the Plat thereof, as recorded in Plat Book 8, at Page 57, of the Public Records of Columbia County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And 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 the said Grantor, but not otherwise.

\*\*\*Limited Power of Attorney to Execute Documents from Federal National Mortgage Association AKA Fannie Mae to Gladstone Law Group, P.A. is recorded in instrument #201412010402 of the Public Records of Columbia County, Florida.

Certificate of Resolution authorizing Gladstone Law Group, P.A. to execute any and all documents necessary or desirable to consummate the transactions contemplated by the Limited Power of Attorney is recorded in OR Book 27086, Page 0783 of the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said 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.

*Signed, sealed and delivered in the presence of:*

E. Ma.  
Witness Signature  
Printed Name: Erid Morais  
Maria Pasquale  
Witness Signature  
Printed Name: Maria Pasquale

Fannie Mae A/K/A Federal National Mortgage Association

By: Andrea Tromberg  
Printed Name: Andrea Tromberg, Esq.  
as authorized signatory for Gladstone Law Group, P.A., as  
Attorney-in-Fact for Fannie Mae A/K/A Federal National  
Mortgage Association  
1499 W. Palmetto Park Rd. #300, Boca Raton, FL 33486

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4 day of February, 2015, by Andrea Tromberg, Esq., as authorized signatory for Gladstone Law Group, P.A., as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Maria Pasquale  
Signature of Notary  
Printed Name:  
My commission expires:

