Inst. Number: 201512003902 Book: 1290 Page: 1084 Date: 3/4/2015 Time: 12:51:50 PM Page 1 of 2

Doc Deed: 637.70 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

PREPARED BY & RETURN TO:

Name: Adam S. Beighley, Esq.

Del Mar Title Services, LLC

Address: 2255 Glades Road

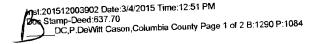
Suite 335W

Boca Raton, FL 33431

File No. CL14-12748

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA



SPACE ABOVE THIS LINE FOR RECORDING DATA

This SPECIAL WARRANTY DEED made the _____ 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 _____ man and EBONY C. WILLIAMS, a _____ woman, whose post office address is ______ to a _____ to a _____ woman, whose post office address is ______ 1048 SW Yorktown Glenk 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 <u>2015</u> 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.

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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:

Fannie Mae A/K/A Federal National Mortgage Association

By:

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 ______ day of ________, 2015, by _________, 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.

Signature of Notary

Printed Name: My commission expires: MARIA PASQUALE
MY COMMISSION # FF 139891
EXPIRES: August 1, 2018
Bonded Thru Notary Public Underwriters