

FIT 601.00
312.00

This instrument was prepared by
David Slachter, J D
Choice Legal Group, P A.
1901 W Cypress Creek Road, 3rd Floor
Ft. Lauderdale, FL 33309

Revised 10/06/93
FL (conventional)
REO # A121YH2
Folio#

27365-53

Inst:201312002966 Date:2/28/2013 Time:10:02 AM
Page Stamp-Deed:0.00
DC:P.DeWitt Cason,Columbia County Page 1 of 7 B:1250 P:480

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 2013, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043 a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS of P O BOX 1529, LAKE CITY, FL 32056 hereinafter called Grantee

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of COLUMBIA, State of Florida, to-wit:

A121YH2

The property is commonly known as 335 SE CRAIG AVE A/K/A 221 DR CRAIG AVE, LAKE CITY FL 32025

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this 26th day of February, 2013

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$53,460.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$53,460.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

Signed, sealed and delivered
In the presence of

Witness

Printed Witness Name

Witness

Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By

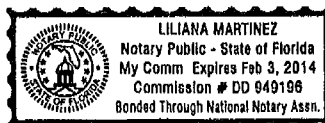
Kimberly Randazzo as Authorized
Signatory for Choice Legal Group,
P A., f/k/a The Law Offices of
Marshall C Watson, P A , as
Attorney-in-Fact for FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

STATE OF FLORIDA)) ss
COUNTY OF BROWARD))

I hereby certify that on this day before me an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Kimberly Randazzo as Authorized Signatory for Choice Legal Group P A , f/k/a The Law Offices of Marshall C Watson, P A , as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing Instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation

Witness my hand and official seal in the county and State last aforesaid, this 28th day of February 2013

Notary Public, Florida
My Commission Expires
(SEAL)



Escrow File No. 27365-53

EXHIBIT "A"

**Lot 5, Block 4, ODOM'S SPRING BROOK ADDITION, according to the Plat thereof,
recorded in Plat Book 3, Page(s) 34-A of the Public Records of Columbia County, Florida.**

CFN # 108334129, CR BK 45902, Page 1866, Page 1 of 2, Recorded 01/07/2009 at
12:35 PM, Broward County Commission, Deputy Clerk 2090

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints the Law Offices of Marshall C. Watson, P.A., organized under the laws of the State of Florida, with an office for the conduct of business at 1800 Northwest 49th Street, Suite 120, Fort Lauderdale, Florida 33309, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefit, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Florida and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 30 day of October, 2008

Witness

Witness

FANNIE MAE

Jason Allnutt, Vice President

Attest:

Assistant Secretary

CFN # 100334129, OR BK 45902 PG 1867, Page 2 of 2

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 23rd day of October, 2008, before me appeared Juan Alonzo and Travis Plagant, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Jill Morlock
Notary Public

My Commission Expires: 7/22/09



I hereby certify this document to be a true
correct and complete copy of the record
filed in my office. Dated this 7 day
of Jan. 2009

By Dennis Danner
Deputy Clerk

CORPORATE RESOLUTION

The undersigned, as Secretary of the LAW OFFICES OF MARSHALL C. WATSON, P.A., hereinafter called the "COMPANY", hereby certifies as follows:

At a special Meeting of the Board of Directors of the COMPANY, held on October 23, 2008, the following Resolutions were unanimously adopted by the Board of Directors, to-wit:

WHEREAS, the COMPANY has been appointed as an Attorney-in-Fact for the FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, pursuant to that certain Limited Power of Attorney to Execute Documents for the purpose of executing certain documents in connection with the sale of Florida real property by Fannie Mae; and

WHEREAS, the COMPANY has now designated certain employees of the COMPANY as Authorized Signatories for the COMPANY, for the sole purpose of executing the above-described documents on behalf of the COMPANY, in its capacity as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association;

NOW, THEREFORE, be it

RESOLVED, that the COMPANY hereby designates the following employees of the COMPANY as Authorized Signatories for the COMPANY, for the sole purpose of executing any and all documents, in connection with the sale of Florida real property by Fannie Mae a/k/a Federal National Mortgage Association, as authorized and permitted to be done by the Law Firm, pursuant to that certain Limited Power of Attorney to Execute Documents:

MARSHALL C. WATSON
CARYN A. GRAHAM
KRISTY D. COGGINS-WELLER
KIMBERLY RANDAZZO
MAUREEN CABRA
ELIZABETH J. MIRANDA
MARY F. DAVIS

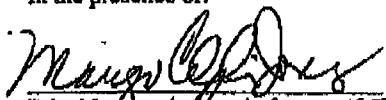
any one (1) of said employees to be authorized to act, do and perform on behalf of the COMPANY herein; and it is

FURTHER RESOLVED, that this designation of Authorized Signatories shall take effect immediately; and it is

IN WITNESS WHEREOF, the undersigned has executed this Corporate Resolution on the 26th day of October 2009.

In the presence of:


LAW OFFICES OF MARSHALL C. WATSON, P.A.


Print Name: MARJOE COLLINS-JONES

(Corporate Seal)

By:


MARSHALL C. WATSON, SECRETARY


Print Name: Mark H. H.

**STATE OF FLORIDA
COUNTY OF BROWARD**

I HEREBY CERTIFY that on this 26th day of October 2009, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARSHALL C. WATSON, as Secretary of LAW OFFICES OF MARSHALL C. WATSON, P.A., to me known to be the person described in and who executed the foregoing instrument and who is personally known to me and who acknowledged before me that he executed the same on behalf of said entity for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October 2009.




NOTARY PUBLIC, STATE OF FLORIDA

Jean Cammilleri

Print Name: _____

My commission expires: _____