

29596

Prepared by:
Lora Johnson
New House Title, L.L.C.
4805 Independence Parkway, Ste. 250
Tampa, FL 33634
File Number: R10019231

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

Inst: 201112006878 Date: 5/6/2011 Time: 10:51 AM
Doc Stamp-Deed: 210.00
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1214 P: 660

\$30,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 29th day of April, 2011, between **Federal National Mortgage Association** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Floyce M. Lynch and Sylvia Lynch, husband and wife**, whose post office address is 706 SW Chapel Hill Street, Lake City, FL 32024, 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 Columbia County, Florida, to-wit:

SECTION 4; A PART OF THE SOUTHWEST ¼ OF THE NORTH WEST ¼ SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE NORTH 02 DEGREES 03 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, 84756 FEET, THENCE SOUTH 88 DEGREES 51 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 51 MINUTES 30 SECONDS WEST, 171.67 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 53 SECONDS WEST, 199.41 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 30 SECONDS EAST, 171.67 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 53 SECONDS EAST, 199.41 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 04-4S-16-02772-055

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$36,000.00, for a period of 3 month(s) from the date of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$36,000.00 for a period of 3 month(s) from the date of this



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

CR # 10-5250

PERMIT NO. AP 1040970
DATE PAID: 7/7/11
FEE PAID: 125.00
RECEIPT #: 12-PID-1664107

APPLICATION FOR:

[] New System [X] Existing System [] Holding Tank [] Innovative
[] Repair [] Abandonment [] Temporary []

APPLICANT: FAITH IN CHRIST CHURCH

AGENT: MILTON BUILDERS

TELEPHONE: (386) 755-5827

MAILING ADDRESS: 1296 SW RIDGE ST.

LAKE CITY

FL 32024

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: N/A BLOCK: N/A SUBDIVISION: METES AND BOUNDS PLATTED: _____

PROPERTY ID #: 04-4S-16-02772-055 ZONING: CM I/M OR EQUIVALENT: [NO]

PROPERTY SIZE: 0.670 ACRES WATER SUPPLY: [] PRIVATE PUBLIC [X] <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [NO] DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 282 MAGICAL LN

LAKE CITY

DIRECTIONS TO PROPERTY: 90 WEST TURN LEFT ON PINE MT. RD. TURN RIGHT ON MAGICAL LE 1ST HOUSE ON LEFT.

BUILDING INFORMATION [] RESIDENTIAL [X] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>CHURCH</u>	<u>0</u>	<u>1,120</u>	<u>100 SEAT IN AUDITORIUM</u>
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	<u>Held for complete floorplan</u>

[] Floor/Equipment Drains [] Other (Specify) _____

SIGNATURE: [Signature]

DATE: 7-7-11

- Minimum 2A rated extinguisher shall be located in **egress path** with not more than 75-foot travel distance. Additional extinguishers of B rating may be required if flammable or combustible liquids are present. Class C rated extinguishers are required whenever fires may involve energized electrical equipment. *NFPA 1:13.6*
- **Mounted** on brackets or in cabinets, with top not more than 5 feet above floor, and bottom not less than 4" above floor. (less than 40 lbs) *NFPA 1:13.6.3.7 & NFPA 1:13.6.3.10*
- All portable fire extinguishers must have a current (less than 12 months old) **inspection tag** by a licensed fire extinguisher contractor. *FAC 69A-21.237*
- ***Emergency Lighting**
 - Emergency lighting shall be provided for not less than 1 1/2 hours in the event of failure of normal lighting. Emergency Lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1-candle (10.8 lux) and at any point, not less than .01 ft-candle (6.5 lux), measured along the path of egress at floor level. *NFPA101:7.9*
 - Additional EM Light to be located in sanctuary
- ***Marking of Means of Egress**
 - **Exits.** Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access. *NFPA 7.10.1.2*
 - **Exit door tactical signage.** Tactical signage shall be provided to meet the following criteria, unless otherwise provided in 7.10.1.4:
 - Tactical signage shall be located at each exit door requiring an exit sign.
 - Tactical signage shall read as follows: **EXIT**.
 - Tactical signage shall comply with ICC/ANSI A117.1, *American National Standard for Accessible and Usable Buildings and Facilities. NFPA7.10.1.3*
 - All exterior exits shall be marked with an approved EXIT signage
- **Light Weight Truss Marking**
 - Florida Statute, Section 633.027, (2008) requires the owner of any commercial, industrial or multiunit residential structure of three units or more constructed of light-frame trusses, to install a symbol adopted by rule of the State Fire Marshal's Office. This rule establishes the dimensions, color, and location of the symbol to be applied to every commercial, industrial and multiunit residential structure of three units or more constructed of light-frame trusses.

*Provided plans identify Emergency Lighting and EXIT signage separate. Recommend that the use of Emergency Light/EXIT sign Combo's located at all Exterior EXIT's would provide adequate coverage.

Should you require any additional information, please feel free to contact my office.

Sincerely,



David L. Boozer

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.

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on November 13th, 2008, in Official Records Book 18959, Page 969-970, 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:


Witness Name: Lora Johnson


Witness Name: Ami Williams

Federal National Mortgage Association
By Florida Default Law Group
as attorney in fact


By: Amy H. Grimaldo
Its authorized signor

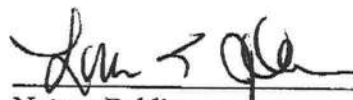
State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 29 day of April, 2011, by Amy H. Grimaldo 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.

(SEAL)




Notary Public
Printed Name: Lora Johnson
My Commission Expires: 8-3-13

Florida Default Law Group

Corporate Resolution

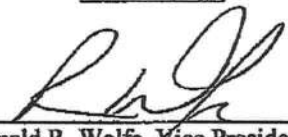
It is hereby resolved this 21 day of April, 2011 that the following individuals are authorized to sign as Attorney-in-Fact for Fannie Mae under the Limited Power of Attorney recorded on November 13, 2008 in Official Records Book 18959, Page 969-970, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
DIANE L. REESE
GARY MOREIRA
HENRY DINNAN
VALERIE TONEY
TINA WORKMAN

REBECCA M. DALY
JEFFREY ISMAN
ANDREA SOMERS
CHRISTIE ROONEY
AMY H. GRIMALDO
MELISSA J. NUNLEY

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

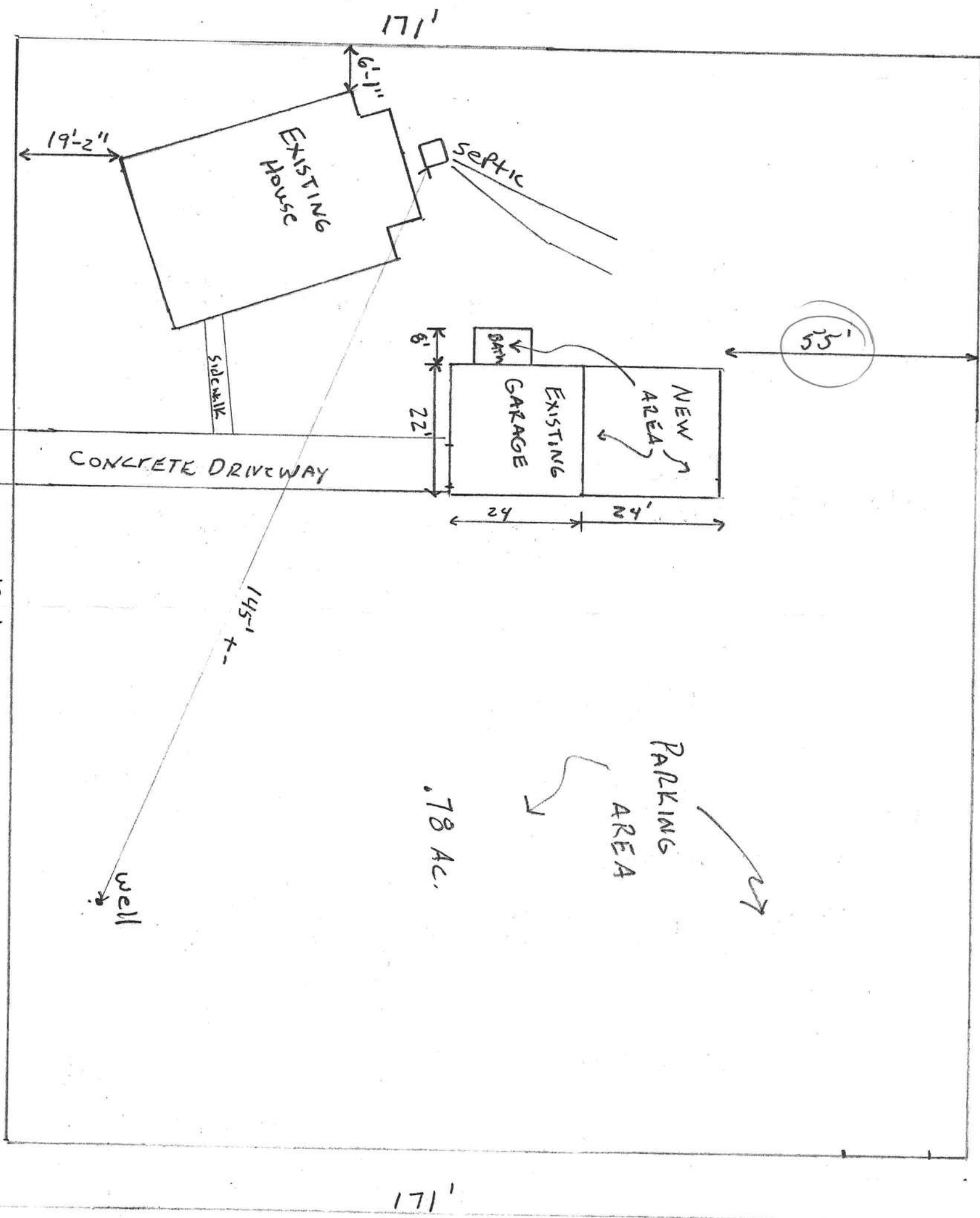
WITNESS MY HAND AND SEAL OF OFFICE THIS 21 DAY OF APRIL, 2011.



Ronald R. Wolfe, Vice President

Jan Milton
8/7/24 6-27-11

SITE PLAN 282 SW. Magical Ter. 32024
199'



MAGICAL TER.