

Prepared by and Return to:

Jonathan W. Mesker

New House Title, L.L.C.

4919 Memorial Highway, Suite 200

Tampa, Florida 33634

File Number: **R13037146**

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Special Warranty Deed

This Special Warranty Deed made this 23rd day of January, 2014, between Federal National Mortgage Association A/K/A Fannie Mae whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and Thomas S. Adams, a married person, whose post office address is 136 SW Battle Court, Fort White, FL 32038, 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:

LOT 78, SHILOH RIDGE

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 7 SOUTH RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THE EAST 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN ACROSS THE FOLLOWING DESCRIBED PROPERTY: 60-FOOT ROAD EASEMENT A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 03 MINUTES 48 SECONDS WEST, 20.45 FEET TO THE WEST LINE OF FRY ROAD AND TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 48 SECONDS WEST, 20.45 FEET TO THE WEST LINE OF FRY ROAD AND TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 48 SECONDS WEST, 3952.99 FEET TO THE EAST LINE OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE SOUTH 89 DEGREES 06 MINUTES 19 SECONDS WEST, 661.99 FEET TO REFERENCE POINT C; THENCE CONTINUE SOUTH 89 DEGREES 06 MINUTES 18 SECONDS WEST, 1323.98 FEET TO REFERENCE POINT D AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT C AND RUN THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS WEST, 701.45 FEET TO RADIUS POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT C AND RUN THENCE SOUTH 00 DEGREES 45 MINUTES 01 SECONDS EAST, 1323.20 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 52 SECONDS EAST, 701.59 FEET TO THE RADIUS POINT OF CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT D AND RUN THENCE NORTH 00 DEGREES 46 MINUTES 46 SECONDS WEST, 701.37 FEET TO THE RADIUS POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND TO THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT D

AND RUN THENCE SOUTH 00 DEGREES 46 MINUTES 12 SECONDS EAST 1323.42 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 00 SECONDS EAST, 701.68 FEET TO THE RADIUS POINT OF CUL-DE-SAC HAVING A 50 FOOT RADIUS AND TO THE POINT OF TERMINATION.

Parcel Identification Number: 16-7S-16-04226-178

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on December 6th, 2013, in Official Records Book 22297, Page 552-553, 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.

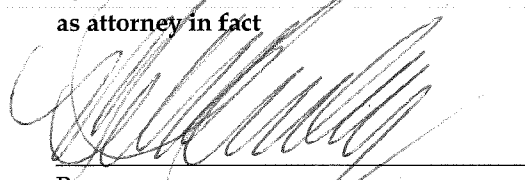
Signed, sealed and delivered in our presence:


Witness Name: Diana M. DeCrane


Witness Name: Jennifer Straus

Federal National Mortgage Association A/K/A
Fannie Mae

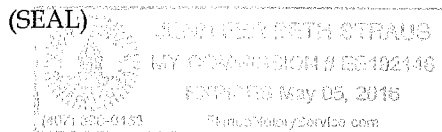
By Ronald R. Wolfe & Associates, P.L.
as attorney in fact

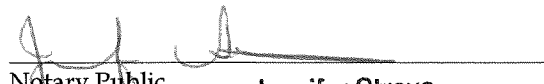

By: Melissa J. Nunley
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 23RD day of JANUARY, 2014, by Melissa J. Nunley, as Authorized Signor of Ronald R. Wolfe & Associates, P.L. on behalf of the corporation, who (☒) is/are personally known to me or (☐) has/have produced _____ as identification.




Notary Public Jennifer Straus
Printed Name: _____
My Commission Expires: 05/05/2016

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

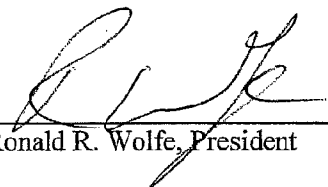
It is hereby resolved this 12th day of December, 2013 that the following individuals are authorized to sign as Attorney-in-Fact for Federal National Mortgage Association A/K/A Fannie Mae under the Limited Power of Attorney recorded on December 6, 2013 in Official Records Book 22297, Pages 552-553, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
CHRISTIE ROONEY
MELISSA J. NUNLEY
BETTY L. GUEST
COLLEEN E. LEHMANN

REBECCA M. DALY
ANDREA SOMERS
JULIE S. LAVIN
TINA WORKMAN
JONATHAN W. MESKER
STEPHANIE GROSSO

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 12th DAY OF DECEMBER, 2013.



Ronald R. Wolfe, President