

Prepared By and Return To:
Murray E. Shepard, Esq.
Buyer's Title, Inc.
3323 W Commercial Blvd., Suite 100
Fort Lauderdale, FL 33309
incidental to the issuance of a title insurance policy.
File Number: **20-0436**
Parcel ID #: **14-5S-16-03615-000**
415 SW Beauford Pl, Lake City, FL 32024

SPECIAL WARRANTY DEED
(CORPORATE)

This SPECIAL WARRANTY DEED, dated this **20th** day of **August, 2021** by **Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, by Buyer's Title, Inc., as Attorney-in-Fact,** whose post office address is: **P.O. Box 650043, Dallas, TX 75265-0043** hereinafter called the GRANTOR, to **Robert Hartley and Kristen Hartley, husband and wife** whose post office address is: **415 SW Beauford Pl, Lake City, FL 32024** hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Columbia** County, Florida, viz:

Commence at the NE corner of NW 1/4 of SE 1/4, Section 14, Township 5 South, Range 16 East, Columbia County, Florida, for a point of beginning and run thence South 00 degrees 20'57" East along the East line of the NW 1/4 of the SE 1/4 of said Section 14, 1301.62 feet to the Northerly maintained right of way line of SW Beauford Place; thence South 88 degree's 28'41" West along the said Northerly right of way line, 804.00 feet; thence North 00 degrees 14'18" West 635.28 feet; thence North 88 degrees 27'33" East 329.81 feet; thence North 00 degrees 15'11" West 666.27 feet to the intersection with the North line of the SE 1/4 of said Section 14; thence North 88 degrees 28'38" East along said North line of the SE 1/4, 471.81 feet to the Point of Beginning, being and lying in the NW 1/4 of SE 1/4 of Section 14, Township 5 South, Range 16 East, Columbia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

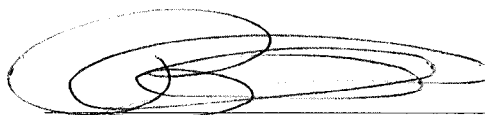
**Fannie Mae a/k/a Federal National
Mortgage Association**

Signature: _____

Print Name: Daniel Miranda

Signature: _____

Print Name: Emily Socarras

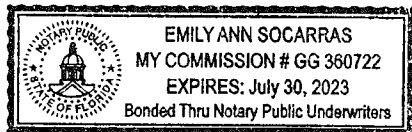


**By: Barbara Ungerman, President of
Buyer's Title, Inc., as Attorney-in-Fact
under Power of Attorney in OR Book 21484,
Page 1369 of the Public Records of Pinellas
County, Florida**

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **20th day of August, 2021** by **Barbara Ungerman, President of Buyer's Title, Inc., as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America, on behalf of the corporation. She is personally known to me.

Notary Seal



Signature: _____

Notary Public – State of Florida

Print Name: _____

My Commission Expires: _____