

APN/PIN: 25-6S-16-03935-027

Recordation Requested By/Return to:
PRIORITY TITLE & ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. [REDACTED]

Send Tax Notices to:
ROBERT D. WITTE AND LYNN E. PORTER
410 SW BUFFALO CT
FORT WHITE, FL 32038

This Instrument Prepared By:
CAROL ZIMMERLY, ESQ.
o/b/o BC LAW FIRM, P.A.
3501 WEST VINE STREET #512
KISSIMMEE, FL 34741

SPECIAL WARRANTY DEED

This Special Warranty Deed made on this 30th day of March, 2023, between
FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE whose address is PO BOX
650043, DALLAS, TX 75265-0043, Grantor, and **ROBERT D. WITTE AND LYNN E. PORTER, HUSBAND
AND WIFE, AS TENANTS BY THE ENTIRETIES**, whose address is 410 SW BUFFALO CT, 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 **Two Hundred Thirty Thousand and
00/100 Dollars (\$230,000.00)**, and other good and valuable considerations to said Grantor in hand paid by said
Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said
Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in
COLUMBIA County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 410 SW BUFFALO COURT, FORT WHITE, FL 32038
This instrument was prepared without the benefit of a title examination.

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years.
2. Zoning ordinances, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Conditions, restrictions, reservations, limitations, and easements of record, if any, but this reference shall not
operate to reimpose same.

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
specially warrants that title to the land is free from all encumbrances made by Grantor and will defend the same against
the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on March 30, 2023

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
AKA FANNIE MAE BY PRIORITY TITLE AND
ESCROW, LLC, ATTORNEY IN FACT**

By: Jodiana Fattorini
Name: Jodiana Fattorini
Title: Agent

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Danielle Pike

Name: Danielle Pike

Witness: Deborah Costelloe

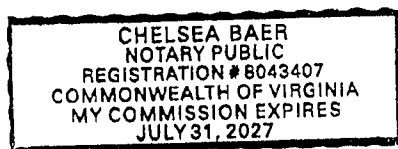
Name: Deborah Costelloe

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH CITY SS.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this 30th day of March 2023 by Jodiana Fattorini (name of signer)
of **PRIORITY TITLE AND ESCROW, LLC, ATTORNEY IN FACT FOR FEDERAL NATIONAL
MORTGAGE ASSOCIATION AKA FANNIE MAE**, (select; a corporation/a _____ limited
liability company/an association/a partnership).

(Seal)



Chelsea Baer
Notary Public
Printed Name: Chelsea Baer
My Commission Expires: 7-31-27
Commission # 8043407

Personally Known: ✓
OR Produced Identification: _____
Type of Identification Produced: _____

Exhibit "A"
Legal Description

All the following described real estate, situated in the County of Columbia and the State of Florida known and described as follows, to wit:

Township 6 South, Range 16 East

Section 25: A part of Lot 13, Arrowhead Acres, a subdivision as recorded in Plat Book 4, page 49 of the public records of Columbia County, Florida described as follows:

Parcel No. 1:

Commence at the NE corner of Lot 13, said point being the Point of Beginning, thence South 0° 07' 06" West, along the East line of Lot 13 a distance of 284.54 feet to a point on a cul de sac terminating Buffalo Fork Road, having a radius of 60.00 feet, thence Westerly and Southwesterly along said cul de sac an arc distance of 108.15 feet, thence North 73° 12' 51" West 546.87 feet, thence North 0° 06' 48" East, 152.53 feet to the North line of Lot 13, thence North 89° 11' 24" East along said North line 611.47 feet to the Point of Beginning, in Columbia County, Florida

Together With: 2014 Lioh Double Wide Mobile Home, ID# Lohga11314620A, Title # And ID# Lohga11314620B, Title # 116072606, Length 76 X 26, Said mobile home titles are being being retired with the Florida Dept of Motor Vehicles according to Florida Statute Section 319.261 and hereafter always a part of this real estate.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.