

New House Title, LLC
P.O. Box 20328
Mail Stop #3
Tampa, FL 33622-0328

Prepared by and Return to:
Colleen E. Lehmann
New House Title, L.L.C.
1919 Memorial Highway, Suite 200
Tampa, Florida 33634

Inst: 201512000826 Date: 1/20/2015 Time: 10:45 AM
Stamp-Deed: 700.00
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1287 P: 2292

File Number: R14042955

\$100,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 30th day of December, 2014, between **Fannie Mae a/k/a Federal National Mortgage Association** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Edward Podlaszewski and Maria Podlaszewski, husband and wife, and Andrew Podlaszewski**, as joint tenants with rights of survivorship, whose post office address is P.O. Box 144, Lake City, FL 32056, 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 47, OF EMERALD FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 77, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Identification Number: 11-4S-16-02919-147

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:

Fannie Mae a/k/a Federal National Mortgage Association
By Ronald R. Wolfe & Associates, P.L.
as attorney in fact


Witness Name: Aron Ferrer


Witness Name: Jennifer Straus

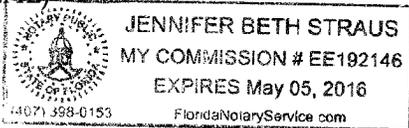

By Stephanie Grosso
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of DECEMBER, 2014, by Stephanie Grosso, authorized signor for Ronald R. Wolfe & Associates, P.L., as attorney in fact for Federal National Mortgage Association, A/K/A Fannie Mae who () is/are personally known to me or () has/have produced as identification.

(SEAL)



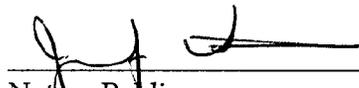

Notary Public
Printed Name: Jennifer Straus
My Commission Expires: 05/05/2016

EXHIBIT "A"

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

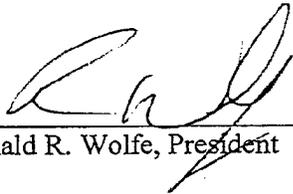
It is hereby resolved this 15 day of May, 2014 that the following individuals are authorized to sign as Attorney-in-Fact for Federal National Mortgage Association A/K/A Fannie Mae under the Limited Power of Attorney recorded on December 6, 2013 in Official Records Book 22297, Pages 552-553, in the Public Records of Hillsborough County, Florida.

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

ANDREA SOMERS
TINA WORKMAN
STEPHANIE GROSSO
NIKOLAY S. KOLEV
WILLIAM A. MALONE

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 15 DAY OF MAY, 2014.



Ronald R. Wolfe, President