

Prepared by/Return to:

Ronald R. Wolfe & Associates, P.L.
Jonathan Mesker
4921 Memorial Highway, Suite 100
Tampa, Florida 33634
File Number: R13039886

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 21st day of March, 2014, between **Federal Home Loan Mortgage Corporation** whose post office address is **5000 Plano Pkwy, Carrollton, TX, 75010**, grantor, and **Rivers Constructors, Inc., a Florida Corporation**, whose post office address is **7855 Argyle Forest Boulevard, Unit 703, Jacksonville, FL 32244**, 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 the **Clay County, Florida**, to-wit:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF DWELLING UNIT NO 16 IN THE GROVE CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED FOR RECORD IN THE OFFICIAL RECORDS VOLUME 315 PAGE 215 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND OTHER RIGHTS ALL AS DECLARED IN SAID DECLARATION OF CONDOMINIUM TO BE AN APPURTENANCE TO ABOVE DESCRIBED UNIT.

Parcel Identification Number: 41-04-26-019908-016-00

This deed is being executed by virtue of a power of attorney recorded on May 31st, 2012, in Official Records Book 21152, Pages 440-443, 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:

Shari L. Hyde

Witness Name:

Melissa J. Nunley

Federal Home Loan Mortgage Corporation

By Ronald R. Wolfe & Associates, P.L.,

as attorney in fact

By: Tina Workman

Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this **21st** day of **March**, 2014, by **Tina Workman, as Authorized Signor of the Ronald R. Wolfe & Associates, P.L.**, on behalf of the corporation, who (**XX**) is personally known to me or () has produced _____ as identification.

Notary Public

Printed Name: **Shari L. Hyde**

My Commission Expires:

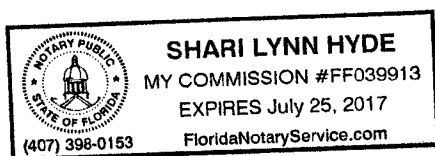


EXHIBIT "A"

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution


It is hereby resolved this 27th day of June, 2013 that the following individuals are authorized to sign as Attorney-in-Fact for Federal Home Loan Mortgage Corporation under the Limited Power of Attorney recorded on May 31, 2012 in Official Records Book 21152, Page 440-443, 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 27th DAY OF JUNE, 2013.



Ronald R. Wolfe President