

Prepared by: Tonya Horan  
Consuegra Title, LLC  
9204 King Palm Dr.  
Tampa, FL 33619-1328  
Parcel ID #: 330526-014519-000-00  
A141L1V

**SPECIAL WARRANTY DEED**  
**(CORPORATE)**

This SPECIAL WARRANTY DEED, made this 22<sup>nd</sup> day of June, 2015, by **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter referred to as "GRANTOR", and **Walter L. Widdowson and Linda A. Widdowson, husband and wife**, whose address is 5660 Swamp Fox Rd, Jacksonville, Florida 32210 hereinafter referred to as "GRANTEE".

WITNESSETH: That the Grantor, for and in consideration of the sum of **\$114,900.00 (One Hundred Fourteen Thousand Nine Hundred dollars & no cents)**, 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 the County of Clay, State of Florida, to viz:

Lot 1, Block 2 of RIVIERA ESTATES, according to the Plat thereof as recorded in Plat Book 9, Pages 7 through 9, of the Public Records of Clay County, Florida.

**A/K/A: 1375 W. River Rd., Green Cove Springs, Florida 32043**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 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 anyway 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:

WITNESSES:

Carol E Rapp  
Carol Rapp  
Name Printed

**Fannie Mae a/k/a Federal National Mortgage Association**  
By: Sharon A Buckel  
Printed Name: **Sharon A. Buckel**, as Authorized Signing Officer for the Law Office of Daniel C. Consuegra, P.L. as Attorney-in-Fact for Federal National Mortgage Association under Power of Attorney recorded in Instrument # 112903890 of the public records of Broward County, Florida.

Susan Stahler  
Susan Stahler  
Name Printed

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2015 by Sharon A. Buckel, as Authorized Signing Officer for the Law Office of Daniel C. Consuegra, P.L. as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America who is personally known to me.

Carol E Rapp  
Notary Public

File # 15-000036-cwn

CAROLE E. RAPP  
Notary Public, State of Florida  
My Comm. Expires Mar. 15, 2018  
No. FF 95338