

Prepared by and return to:

Justin Ortega, Esq.

McCalla Raymer Leibert Pierce, LLC

110 SE 6th Street, Suite #2400

Ft. Lauderdale, FL 33301

File Number: FL17000136

Parcel Identification Number: 19-08-23-022501-000-00

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS INDENTURE, made this 18th day of October, 2017, between **Federal Home Loan Mortgage Corporation**, having a mailing address at: **5000 Plano Parkway, Carrollton, TX 75010**, ("Grantor"); and **Matthew S. Bryant, LLC.**, having a mailing address of **996 N. Temple Ave, Suite C, Starke, FL 32091**, ("Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell alien, remise, release, convey and confirm to Grantee, his/her heirs and assigns forever, the following described land, situate, lying and being in the **Clay County, Florida**, to-wit:

Parcel A, Lot 7, Bird Addition to Keystone Heights Florida, according to the plat thereof, recorded in Plat Book 5, Page 30, of the Public Records of Clay County, Florida.

Property Address: **631 Orchid Ave, Keystone Heights, FL 32656**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements 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 Grantor covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that it has good title and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2017. 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 Grantor, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Witness Name: Bryant

Witness Signature

Witness Name: Dawn Appolon

Federal Home Loan Mortgage Corporation by McCalla Raymer Leibert Pierce LLC, their attorney-in-fact, pursuant to that Limited Power of Attorney recorded in Instrument #20170292512, in the Clerk of the Circuit Court of Orange County, Florida,

BY: Justin Ortega

Name: **Justin Ortega, as Attorney-In-Fact**

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 18th day of October, 2017, by, **Justin Ortega, as Attorney-In-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION**, on behalf of the Corporation, he () is personally known to me or () has produced Justin Ortega as identification.



Notary Public

Printed Name: Justin Ortega

My Commission Expires: Dec 19, 2020