

PREPARED BY:

Boston National Title Agency, LLC  
400 Rouser Rd.  
Bldg. 2, Ste 602  
Coraopolis, PA 15108

RETURN TO:

Boston National Title Agency, LLC  
400 Rouser Rd  
Bldg 2, Suite 602  
Coraopolis, PA 15108

File Number: DEF1913674

APN/PIN: 44-04-26-014041-000-00

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**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **Wells Fargo Bank, NA** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **Trisha Karjalainen, A Married Woman**, whose address is **711 Creighton Road, Fleming Island, FL, 32003** 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 **\$110,000.00** 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 **Clay County, Florida**, to-wit:

**The following property in CLAY, Florida:**

A portion of Lot 15, Creighton Forest Unit 2, as shown on map thereof as recorded in Plat Book 4, Pages 35 and 36 of the Public Records of clay County, Florida, said portion of Lot 15 being more particularly described as follows:

Commence at the Southeast corner of said Lot 15, Creighton Forest Unit 2; thence North 56 degrees 52'00" West on the Northeasterly right of way line of Creighton road, a distance of 30.55 feet to the point of beginning; thence continue North 56 degrees 52'00" West on said Northeasterly right of way line, a distance of 1.45 feet to a point of curve in said Northeasterly right of way lien said curve being concave Southeasterly and having a radius of 210.00 feet thence Northwesterly along and around the arc of said curve and on said Northeasterly right of way line an arc distance of 68.30 feet to the Southwest corner of said Lot 15. said arc of curve being sustended by a chord bearing North 66 degrees 11'00" West and a chord distance of 68.00 feet; thence North 06 degrees 54'00" East on the Westerly line of said Lot 15, a distance of 456.96 feet to the most Westerly corner of those certain lands described in instrument recorded in official records Volume 588 Page 458 of said public records of Clay County, Florida; thence South 57 degrees 31'37" East on the Southwesterly line of last said lands and on a Southwesterly lien of those certain lands described in instrument recorded in official records Volume 588 Page 456 of said public records. a distance of 193.43 feet to the Westerly line of last said lands: thence South 22 degrees

717 CREIGHTON ROAD  
220-FL-V3

15'00" West on said Westerly line, a distance of 408.46 feet to the point of beginning.

**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.

2019 IN WITNESS WHEREOF, GRANTOR has signed these presents on 19 day of Aug.,

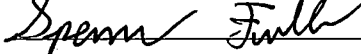
**Wells Fargo Bank, N.A.**

By:  8-19-19

Name: LINDSAY DORAN  
Vice President, Loan Documentation

Its: \_\_\_\_\_

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: 

Name: Spenser Fuller

Witness: 

Name: Alan Banks

State of Iowa

County Dallas

On this 19 day of Aug., A.D., 2019, before me, a Notary Public in and for said county, personally appeared Lindsay Doren, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doren acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

D. B. (Signature) (Stamp or Seal)  
Notary Public

