

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: DEF1914829  
APN/PIN:  
14-08-23-001525-006-00

19114673  
38666<sup>00</sup>

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **Wells Fargo Bank, N.A.** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **Rezart Daragjati, A Married Man, Individual**, whose address is **1701 W Kayla Ct., St Johns, FL., 32259** 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 **\$38,666.00** 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 County, Florida:**

**Lot 101, Silver Sands Estates, according to the map or plat thereof recorded in Plat Book 7 Pages 8 through 11, inclusive Public Records, Clay County, Florida. Includes Manufactured Housing Unit(s) described as follows:**

**MAKE: SWEETWATER**

**MODEL: HUDOF011791**

**WIDTH: 24**

**LENTH: 56**

**SERIAL#: GEO641426/27**

**YEAR: 1999**

**VEHICLE IDENTIFICATION NUMBERS: SHGA5262A AND SHGA5262B**

**TITLE NUMBERS: 77166771 AND 77166772**

**SAID UNIT(S) ATTACHED TO THE LAND IN PERMANENT MANNER SO AS THE BE RENDERED AN IMMOVABLE FIXTURE AND AN ENTEGRAL PART OF THE SUBJECT PROPERTY.**

7595 OAK FOREST ROAD  
220-FL-V3

**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.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 30 day of Oct., 2019.

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

By: D B 10.30.19

Name: DALTON BOERNER  
Vice President Loan Documentation

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Lindsay Mann

Witness: [Signature]

Name: Abbigail S Hanson

State of Iowa

County Dallas

On this 30<sup>th</sup> day of Oct, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Dalton Baerner, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Dalton Baerner acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public

