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This Instrument Prepared by:  
Elizabeth Nyce  
Shore Line Title Services, LLC  
422 SW 2nd Terrace, Suite 208  
Cape Coral, Florida 33991

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
072N28075600B000530

File No: 20110900

**SPECIAL WARRANTY DEED**  
(CORPORATE)

This Special Warranty Deed Made the 8th day of June, 2012, by WELLS FARGO BANK NA a corporation existing under the laws of Florida, and having its place of business at 2111 SOUTH RIDGEWOOD AVENUE, SECOND FLOOR, DAYTONA BEACH, Florida 32119, hereinafter called the grantor,

to MICHAEL PENNINGTON AND AMANDA PENNINGTON, HUSBAND AND WIFE, whose post office address is: 5711 Pine Drive, Milton, Florida 32583, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$59,900.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Santa Rosa County, Florida, viz:

LOT 53, BLOCK B, 1ST ADDITION COUNTRY CLUB ESTATES, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, RECORDED IN PLAT BOOK C PAGE 159 (SHEETS 1&2) OF THE PUBLIC RECORDS OF SAID COUNTY.

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.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise. (Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: \_\_\_\_\_  
Secretary

1st Witness Signature: Regina W. Orlik  
Printed Name: REGINA W ORLIK

2nd Witness Signature: Kim Massi  
Printed Name: KIM MASSI

WELLS FARGO BANK NA BY STEPHEN NISWONGER AS REO SALES MANAGER

BY: [Signature]

WELLS FARGO BANK NA BY NICOLE COBB AS REO ASSET SPECIALIST

BY: [Signature]

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UNOFFICIAL COPY

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 11th day of June, 2012,  
by WELLS FARGO BANK NA BY STEPHEN NISWONGER AS REO SALES MANAGER and  
WELLS FARGO BANK NA BY NICOLE COBB AS REO ASSET SPECIALIST, on behalf of the  
corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 11/28/2014

*Regina W Orlik*

Printed Name: REGINA W ORLIK  
Notary Public  
Serial Number



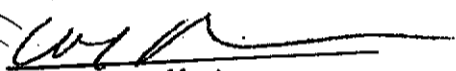
REGINA W. ORLIK  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE045443  
Expires 11/28/2014

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**SECRETARY'S CERTIFICATE**

I, Maureen Bagdadian, Vice President of Wells Fargo Bank, N.A. Successor by Merger with Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation, and Wachovia Bank, N.A., a National Association, hereby certify that Stephen Niswonger is an REO Asset Manager of Wells Fargo Bank, N.A. and in such capacity has been authorized to sign documents for the sale of any and all real property situated in the state of Florida, held in the name of said Wells Fargo Bank, N.A., Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation and Wachovia Bank, N.A., a National Association including, but not limited to Notes, Deeds of Trust, Corporate Grant Deeds, and any and all other documents necessary to effect such sales, provided that said signature is accompanied by another REO Department employee in any one of the following positions: Assistant Secretary, REO Asset Specialist, REO Asset Manager, REO Manager, REO Loan Administration Manager, Senior REO Counsel, or REO Operations Manager.

IN WITNESS WHEREOF, I have hereunto set my hand as such Vice President and affixed the corporate seal of Wells Fargo Bank, N.A. and Wachovia Bank, N.A. this 29th day of December, 2010.

  
Vice President

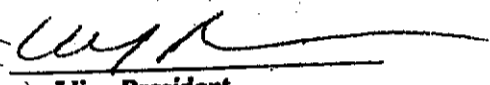


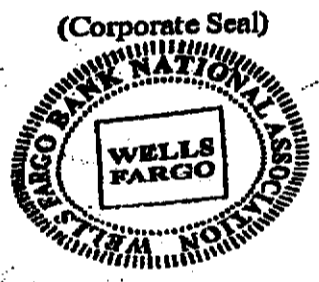
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**SECRETARY'S CERTIFICATE**

I, Maureen Bagdadian, Vice President of Wells Fargo Bank, N.A. Successor by Merger with Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation, and Wachovia Bank, N.A., a National Association, hereby certify that Nicole Cobb is an REO Asset Specialist of Wells Fargo Bank, N.A. and in such capacity has been authorized to sign documents for the sale of any and all real property situated in the state of Florida, held in the name of said Wells Fargo Bank, N.A., Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation and Wachovia Bank, N.A., a National Association including, but not limited to Notes, Deeds of Trust, Corporate Grant Deeds, and any and all other documents necessary to effect such sales, provided that said signature is accompanied by another REO Department employee in any one of the following positions: Assistant Secretary, REO Asset Specialist, REO Asset Manager, REO Manager, REO Loan Administration Manager, Senior REO Counsel, or REO Operations Manager.

IN WITNESS WHEREOF, I have hereunto set my hand as such Vice President and affixed the corporate seal of Wells Fargo Bank, N.A. and Wachovia Bank, N.A. this 29th day of December, 2010.

  
Vice President



COPY

SECRETARY

COPY