

UNMORTGAGE

2012-07347

This instrument was prepared by:
David Slachter, J.D.
Bayview Title Services, INC
1901 W Cypress Creek Road, 3rd Floor
Ft. Lauderdale, FL 33309

File # 2012-07347
Revised 10/06/93
FL (conventional)
REO # A121VP3
Folio# 182S261920199000210

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of July, 2013, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, whose post office address is PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and JASON E. BALLARD AND KRISTEN R BALLARD, HUSBAND AND WIFE whose post office address is 7591 BREWSTER STREET, NAVARRE, FL 32566 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of SANTA ROSA, State of Florida, to-wit:

The property is commonly known as 7591 BREWSTER STREET, NAVARRE FL 32566, and is more particularly described as:

LOT 21, BLOCK 199, HOLLEY BY THE SEA, BEING A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK B AT PAGE 155, OF THE PUBLIC RECORDS OF SAID COUNTY.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

COPY

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this 25th day of July, 2013.

Signed, sealed and delivered
In the presence of:

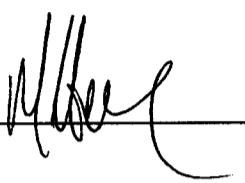
Sean Findley
Witness

Sean Findley
Printed Witness Name

Dawn Leonard
Witness

Dawn Leonard
Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 

MITCHELL E. MONROE as
Authorized Signatory for Choice
Legal Group, P.A., as
Attorney-in-Fact for FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MITCHELL E. MONROE as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 25 day of July, 2013.

Sean Findley
Notary Public, Florida

My Commission Expires:
(SEAL)



COPY

2012-07347

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Santa Rosa County, Florida.

NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: Brewster Street

LEGAL ADDRESS OF PROPERTY:
7591 Brewster Street, Navarre, Fl. 32566

THE COUNTY (X) HAS ACCEPTED () HAS NOT ACCEPTED THE
ABUTTING ROADWAY FOR () DIRT, (X) PAVED MAINTENANCE.

Dawn Leonard
FANNIE MAE POA

Sean Findley
Witness Name: Sean Findley

Witness Name: _____

STATE OF FLORIDA
COUNTY OF:

The foregoing instrument was acknowledge before me on August 9, 2013
by Dawn Leonard, Authorized Agent of FANNIE
MAE. _____ personally appeared before me and is personally known to me.

Notary Public: Sean Findley
My Commission Expires: _____

(SEAL)



COPY