

File Number: 14-020302 Special Warranty Deed Chase

Sales Price: \$25,000.00
Rec. \$ 27.00
Doc \$175.00

Instrument Prepared by:
Lara Shields, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.

Return to:
Lara Shields, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504

Parcel Identification No. Parcel ID #: 375N30-00000-16010000

Special Warranty Deed

THIS SPECIAL WARRANTY DEED made this 10th day of February, 2014 by **JPMorgan Chase Bnak, National Association**, , and having its place of business at 1400 East Newport Center Drive, Deerfield Beach, Fl 33442 , hereinafter called the "Grantor, to **Terra Firma Land Co., LLC** whose post office address is: 1817 Mineral Springs Rd, Jay, Florida 62565, hereinafter called the "Grantee",

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in County of Santa Rosa, State of Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. (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 signed and sealed these presents the day and year first above written.

Signed and Sealed and delivered in the presence of:

X [Signature] **JPMorgan Chase Bnak, National Association,**
Witness to sign above

Print Name: **Chad M. Burdick**

X [Signature]
Witness to sign above
Print Name: **Nathaniel A. Moret**

[Signature]
Name: **Tricia Foldessy, VP**
Title:

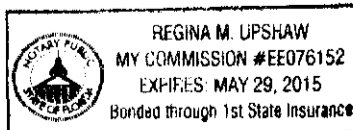
State of **Florida**
County of **Broward**

The foregoing instrument was acknowledged before me this 10th day of February, 2014 by , the of JPMorgan Chase Bnak, National Association, a Corporation.

~~He~~/She (Check one)
 is personally known to me or
_____ has produced _____ as identification.

Notary Public
Sign: [Signature]
Print: **Regina M. Upshaw**
(Affix Notarial Stamp or Seal)

My Commission Expires: May 29, 2015



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EXHIBIT A

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 37, TOWNSHIP 5 NORTH, RANGE 30 WEST, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 153.2 FEET TO THE EAST RIGHT OF WAY LINE OF A PAVED COUNTY ROAD FOR POINT OF BEGINNING, THENCE CONTINUE EAST 259.17 FEET, THENCE NORTH 195 FEET, THENCE WEST 195 FEET, THENCE SOUTH 18 DEGREES 13" EAST ALONG THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD A DISTANCE OF 205.28 FEET TO POINT OF BEGINNING.

FILED

HP

COPY

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connections with the conduct of any activity upon the property.

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