

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
100 GSK Drive Suite 210
Coraopolis, PA 15108
File No. 1280063402

THIS DOCUMENT PREPARED BY:
Heather Mayer, Esq.
3109 Spring Glen Rd., Suite 303
Jacksonville, FL 32207
716-634-3405

Parcel ID No.: 28-2S-28-5544-00J00-0140

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 22 day of October, 2019, by and between **Federal Home Loan Mortgage Corporation**, a mailing address of 5000 Plano Pkwy, Carrollton, TX 75010 hereinafter referred to as Grantor and **CK Group, LLC**, a tax mailing address of 29235 Perdido Beach Blvd Unit Ph3, Orange Beach, AL 36561, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED NINETY-TWO THOUSAND THREE HUNDRED EIGHTY AND 00/100 (\$192,380.00) DOLLARS, and other good and valuable consideration 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 Santa Rosa County, Florida:

LOT 14, BLOCK J, VICTORIAN VILLAGE PHASE 3 BEING A PORTION OF SECTION 28 TOWNSHIP 2 SOUTH RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 9, PAGE 85 OF THE PUBLIC RECORDS OF SAID COUNTY.

A.P.N.: 28-2S-28-5544-00J00-0140
PROPERTY COMMONLY KNOWN AS: 3750 Landon Court, Gulf Breeze, FL 32563

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.

Prior instrument reference: OR Book 3881, Page 1621, Recorded: 10/18/2019

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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IN WITNESS WHEREOF, GRANTOR has signed these presents on October 22, 2019.

Federal Home Loan Mortgage Corporation by Radian Settlement Services Inc., as Attorney-in-Fact

BY: [Signature]

NAME: Garnett Scott

TITLE: Closing Coordinator

Signed, sealed and delivered in the presence of:

Witnesses:

[Signature]
Signature

Print Name: RICHARD J. BOSTICK

[Signature]
Signature

Print Name: SHEENA UNIS

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before this 22 day of Oct, 2019 by Garnett Scott as Closing Coord. on behalf of Radian Settlement Services Inc., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation. He/she is personally known to me or has produced: _____ as identification.

[Signature] (SEAL)
Notary Public
State of PA
My commission expires: 3-26-23

Commonwealth of Pennsylvania - Notary Seal
ERICA M. AMENDOLA, Notary Public
(Allegheny County)
My Commission Expires March 26, 2023
Commission Number 1289560

No title exam performed by the preparer. Legal description and party's names provided by the party.