

Prepared by and Return to:
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Tampa, Florida 33602

Our File Number: REO-131484

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Hillsborough) (Corporate Seller)
)

THIS INDENTURE, made this 3 day of April, 2014, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean, Virginia 22102, party of the first part, and **APPRAISING ST. JOHNS COUNTY, LLC, a Florida Limited Liability Company**, whose mailing address is: 704 ALDEN WAY, ST AUGUSTINE, FL 32086, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 27, Block 2, Map of Pine Grove - Section - 25, Palm Coast, according to the plat thereof, recorded in Plat Book 9, Page(s) 1 through 19, inclusive, of the Public Records of Flagler County, Florida.

Parcel No. 07-11-31-7025-00020-0270 AKA: 55 PLAIN VIEW DR, Palm Coast, Florida 32164

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for 2014 and subsequent years and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

