

Prepared By:

David W. Leskar, Esq.

Buyer's Title, Inc.

100 NW 70th Avenue

Plantation, FL 33317

incidental to the issuance of a title insurance policy.

File Number: 13-7508

Parcel ID #: 13067-000-000

2002 W 29th Street, Panama City, FL 32405

Please Return To:
Shepard & Leskar, P.A.
100 NW 70th Ave.
Plantation, FL 33317

13-7508

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated February 3, 2014 by Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose post office address is: 5000 Plano Parkway, Mail Stop SW, Carrollton, TX 75010 hereinafter called the GRANTOR, to Patrick Quoc Nguyen and Thanh Hoang Cai whose post office address is: 2009 Shepherd Street, Panama City, Florida 32405 hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Bay County, Florida, viz:

Beginning at a Point that is 396 Feet East of the SW Corner of the NW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 14 West; Running Thence East 200 Feet to a Point 64 Feet West of the SE Corner of Lot 25; Thence North 330 Feet; Thence West 200 Feet; Thence South 330 Feet to the POB; said Parcel Being a Part of Lot 25, according to ST. ANDREW BAY DEVELOPMENT COMPANY'S PLAT of Section 30, Township 3 South, Range 14 West as on File in the Public Records of Bay County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 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 GRANTOR hereby covenants with said GRANTEE 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 said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

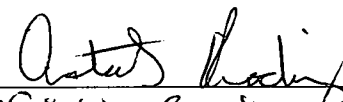
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: 
Print Name: Andrew L. Fivecoat

Federal Home Loan Mortgage Corporation


By: Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact under Power of Attorney recorded in OR Book 20435 Page 636 of the Public Records of Hillsborough County, Florida


Signing Authority recorded in
OR Book 21492 page 221 of
Hillsborough County, Florida.

Signature: 
Print Name: Cristaly Rodriguez

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on February 3, 2014 by: Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America on behalf of the corporation. He is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: 
Print Name: _____



CRISTALY RODRIGUEZ
MY COMMISSION # EE 857599
EXPIRES: December 10, 2016
Bonded Thru Budget Notary Services

SWD - : 2002 W 29th Street, Panama City, Florida 32405