

PREPARED BY:

Amanda Tyler
Bay National Title Company
13577 Feather Sound Drive, Suite 250
Clearwater, FL 33762

RETURN TO:

Amanda Tyler
Bay National Title Company
13577 Feather Sound Drive, Suite 250
Clearwater, FL 33762

File Number: VRM-27584
APN/PIN: 06580-000-000

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **Wells Fargo Bank, NA** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **Robert Edward Parker and Helen Jolie Parker, husband and wife** whose address is **112 N. Cove Terrance Dr. Panama City, FL 32401**, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum **\$47,000.00** and other good and valuable considerations 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 **Bay County, Florida**, to-wit:

Lot 6, Block 2 Of North Callaway Estates, According To the Plat Thereof As Recorded In Plat Book 9, Page(s) 83, Of The Public Records Of Bay County, Florida.

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.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 27th day of January 2015.

Wells Fargo Bank, NA

By: Janene K. Brennan 1/27/15

Name: **JANENE K. BRENNAN**
Vice President Loan Documentation

Its:

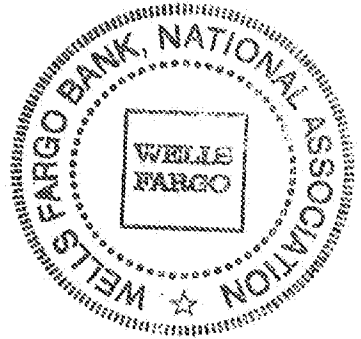
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Amanda M. Lind

Witness: China Lem

Name: China Lem



State of Iowa

County Dallas

On this 27 day of Jan., A.D., 2015, before me, a Notary Public in and for said county, personally appeared Janene K. Brennan, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Janene K. Brennan acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Scott Gates (Signature) (Stamp or Seal)

Notary Public

