


**PREPARED BY AND RETURN TO:**

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Recorded 2/22/2016 11:12 AM  
Bill Kinsaul, Clerk, Bay County, FL  
Deputy Clerk EG Trans # 1296919  
D DOCTAX PD \$6,510.00

**SPECIAL WARRANTY DEED**

 **THIS SPECIAL WARRANTY DEED**, dated as of the 18 day of February, 2016, is made by **WCI OREO, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address for purposes hereof is Two Wells Fargo Center, T-30, 301 South Tryon Street, D1130-305, Charlotte, North Carolina 28282, to and in favor of **DARWIN INVESTMENTS LLC**, a Florida limited liability company ("Grantee"), whose mailing address for purposes hereof is 2106 North Orange Avenue, Suite 200, Orlando, Florida 32804;

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby convey, bargain and sell unto Grantee, its successors and assigns, the following described property (the "Property"):

A. All of that certain land (the "Land") situated in Bay County, Florida, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

B. All right, title and interest of Grantor in and to the improvements of any nature whatsoever situate on the Land as of the date hereof.

**TO HAVE AND TO HOLD** the Property unto the Grantee in fee simple forever;

**AND GRANTOR** does hereby covenant with Grantee, except as to matters hereinafter set forth, that at the time of the execution of this Deed, Grantor is lawfully seized of the Property in fee simple, Grantor has good and lawful authority to sell and convey the Property to Grantee, and that Grantor warrants and will defend the title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but none other; provided, however, that this conveyance and title to the Property is subject to taxes and assessments for the year 2016 and subsequent years which are not yet due and payable, and covenants, easements, and restrictions, if any, of record, which reference herein shall not be deemed to re-impose same.

"This Deed is being re-recorded to delete the second "LLC"  
from the Grantee's name - this was a scrivener's error."

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written

Signed and delivered  
in the presence of:

Amy L. Carter  
Print name: AMY L CARTER

Vanessa Goodson  
Print name: Vanessa Goodson

WCI OREO, LLC, a Delaware limited  
liability company

By: WACHOVIA CAPITAL  
INVESTMENTS, INC., a Georgia  
corporation, Its Sole Member

By: Richard Lee Prasnicki  
Richard Lee Prasnicki,  
Senior Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of February, 2016, by Richard Lee Prasnicki, as Senior Vice President of Wachovia Capital Investments, Inc., a Georgia corporation, as the Sole Member of WCI Oreo, LLC, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Valerie Walker  
Print name: Valerie Walker  
Notary Public, State of Florida at Large  
My Commission expires: May 16, 2019  
(Notarial Seal)



Valerie Walker  
State of Florida  
MY COMMISSION # FF 228580  
Expires: May 16, 2019

**EXHIBIT "A"**  
Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF BAY AND STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the intersection of the East line of the Southwest Quarter of Northeast Quarter of Section 31, Township 3 South, Range 14 West, and the North R/W line of 19th Street; thence bear N89°40'40"W along said R/W line 150 feet; thence bear N00°36'01"E, 301.45 feet; thence bear S89°07'35"E, 151.47 feet to the East line of the Southwest Quarter of the Northeast Quarter of Section 31, thence bear S00°52'55"W along said quarter line 300.00 feet to the Point of Beginning.

**Exhibit "B"**

**Permitted Exceptions**

1. all applicable laws including zoning, land use and other governmental regulations
2. the lien of real estate taxes or special assessments which are not yet due and payable
3. Distribution Easement to Gulf Power Company filed March 16, 1977 in Official Records Book 617, Page 446 of the Public Records of Bay County, Florida, and
4. any matters that would be revealed by a current survey.