

PREPARED BY:

Orange Coast Lender Services  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

RETURN TO:

Orange Coast Lender Services  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

File Number: 492237

APN/PIN: 18668-000-000

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**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **Wells Fargo Bank, N.A.**, whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **Quingar, LLC.**, whose address is **1322 Vonderay Road, Orlando FL 32825** 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 **\$76,500.00** 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

Begin at the Southeast Corner of Lot 10, Block 6-a, Caroline Addition to Panama City, Florida, Unit #2, according to the plat on file in the Office of the Clerk of Circuit County, Bay County, Florida, in Plat Book 8, Page 36, for a point of beginning; thence run South 115 feet; thence run West 100 feet; thence run North 115 feet to the Southwest corner of said Lot 10, Block 6-A; thence run East along the Southerly line of said Lot 10, Block 6-A to the point of beginning of this description.

Property Address: 1133 Balboa Ave, Panama City FL 32401

**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 29 of Aug., 2017.

Wells Fargo Bank, N.A.

By: [Signature] 8/29/17

Name: CHRIS ARTMAN  
Vice President, Loan Documentation  
Its: \_\_\_\_\_

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Eric Retzlaff

Witness: [Signature]

Name: Brette Deaton

State of Iowa

County Dallas

On this 29 day of August, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public

