

Record and Return To:

First American Title Insurance Co
4795 Regent Blvd.
Irving, TX 75063

Prepared By:

Eric S. Zufelt, Esq.
Zufelt Law Offices, LLC
826 South 8th Street, Suite 3
Sheboygan, WI 53081
Florida Bar ID: 479659

Order Number:

15591800D

Parcel ID:

38049-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on this 14th day of May, 2024 effective June 13, 2024, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, (the "Grantor"), and **Mark Andrew DeSanctis** and **Dwane Jeane DeSanctis**, husband and wife as joint tenants with right of survivorship, whose mailing address is 3610 Waterford Cove South, Collierville, TN 38017, (the "Grantee"),

The Grantor, for Four Hundred Ninety-Two Thousand Five Hundred One Dollars and Zero Cents (\$492,501.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, bargains and conveys to the Grantee, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 4, Block 10F, LAGUNA BEACH SIXTH ADDITION, according to the map or plat thereof as recorded in Plat Book 9, at Page 58, of the Public Records of Bay County, Florida.

APN: 38049-000-000

Commonly known as: 309 Broderick Place, Panama City, FL 32413

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes for the current year.

The Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK



IN WITNESS WHEREOF, Grantor has hereunto set his/her/their hand(s) and seal(s) on this 14th day of May, 20 24.

FEDERAL HOME LOAN MORTGAGE CORPORATION, by NATIONAL DEFAULT REO SERVICES, LLC, a Delaware Limited Liability Company, as Attorney in Fact and/or Agent

[Signature]
Witness 1 Signature

By: [Signature]

Printed Name Chase Davidson
6555 Excellence Way, Plano, TX 75023
Post Office Address

Jovan Schluer
Printed Name

Its: Authorized Signor

[Signature]
Witness 2 Signature

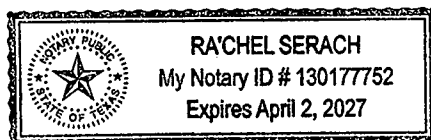
6555 Excellence Way, Plano, TX 75023
Post Office Address

Printed Name Tiffany Dettorey
6555 Excellence Way, Plano, TX 75023
Post Office Address

STATE OF TEXAS)
COUNTY OF Dallas) ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 20 24, by Jovan Schluer, as Authorized Signor for FEDERAL HOME LOAN MORTGAGE CORPORATION, by NATIONAL DEFAULT REO SERVICES, LLC, a Delaware Limited Liability Company, as Attorney in Fact and/or Agent, who is personally known to me or has produced NA as identification.

[Signature]
Signature of Notary Public - State of TX
Rachel Serach 4/2/27
Printed, Typed or Stamp Commissioned Name of Notary Public



Personally known: OR Produced Identification:

Type of Identification Produced: NA