

2010044695

JOAN 2763/1973

OFFICIAL RECORDS
BK: 2763 PG: 1973

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 279.30
08/19/2010 JEP Deputy Clk

08/19/2010 3:43PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

Prepared by:
Valerie Toney
New House Title, L.L.C.
4805 Independence Parkway, Ste. 250
Tampa, FL 33634

File Number: R10008921

Return to:
New House Title
P.O. Box 20328
Tampa, Florida 33663-1385

R

\$ 39,410

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 12 day of August, 2010, between **Federal National Mortgage Association** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Ewelina Krzanowska, an unmarried person**, whose post office address is **8359 Adrian Drive, Brooksville, FL 34613**, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23E, TOWNSHIP 22 SOUTH, RANGE 18 EAST, LESS THE EAST 15 FEET FOR ROADWAY OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME LOCATED THEREON, SERIAL NUMBER FLFLW70A26319WC21 & FLFLW70B26319WC21.



Parcel Identification Number: R23 422 18 0000 0060 0040

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on November 13th, 2008, in Official Records Book 18959, Page 969-970, of the Public Records of Hillsborough County, Florida.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Valerie Toney
WITNESSE
Witness Name: _____

Federal National Mortgage Association
By Florida Default Law Group
as attorney in fact

William D. Poirier Jr.
By: William D. Poirier Jr.
Its authorized signor

Christine M. Silva
Witness Name: _____

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 12 day of August, 2010, by William D. Poirier Jr. who is/are personally known to me or has/have produced _____ as identification.



VALERIE TONEY
MY COMMISSION # DD 789092
EXPIRES: July 31, 2012
Bonded Thru Budget Notary Services

Valerie Toney
Notary Public
Printed Name: VALERIE TONEY

My Commission Expires: _____