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Prepared by and Return to:
Jonathan W. Mesker
New House Title, L.L.C.
4919 Memorial Highway, Suite 200
Tampa, Florida 33634

R-ENV

File Number: R12031890
\$165,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 4th day of December, 2013,
between **Federal National Mortgage Association A/K/A Fannie Mae** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Donald J. Whiteley and Patricia M. Whiteley, husband and wife**, whose post office address is **12125 Padron Boulevard, Spring Hill, FL 34609**, 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:

LOT 75, PADRONS WEST LINDEN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 43 AND 44, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel Identification Number: R32 223 18 2835 0000 0750

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on June 13th, 2012, in Official Records Book 21181, Page 1292-1293, 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:

[Handwritten signature of Connie Moore]

Witness Name: Connie Moore

Federal National Mortgage Association A/K/A
Fannie Mae
By Ronald R. Wolfe & Associates, P.L.
as attorney in fact

[Handwritten signature of Danielle Windham]

Witness Name: Danielle Windham

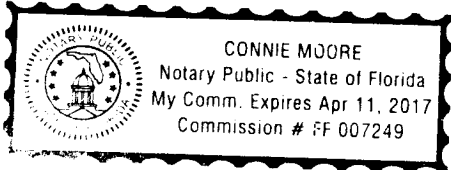
[Handwritten signature of Melissa J. Nunley]

By: Melissa J. Nunley
Its authorized signor

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 4th day of December, 2013,
by Melissa J. Nunley as Authorized Signor of Ronald R. Wolfe & Associates, P.L. on
behalf of the corporation, who () is/are personally known to me or () has/have produced
_____ as identification.

(SEAL)



[Handwritten signature of Notary Public]
Notary Public
Printed Name: Connie Moore
My Commission Expires: _____

EXHIBIT "A"

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

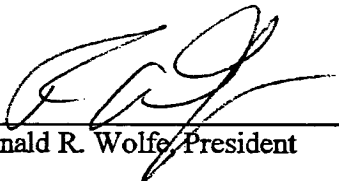
It is hereby resolved this 27th day of June, 2013 that the following individuals are authorized to sign as Attorney-in-Fact for Fannie Mae under the Limited Power of Attorney recorded on June 13, 2012 in Official Records Book 21181, Pages 1292-1293, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
CHRISTIE ROONEY
MELISSA J. NUNLEY
BETTY L. GUEST
COLLEEN E. LEHMANN

REBECCA M. DALY
ANDREA SOMERS
JULIE S. LAVIN
TINA WORKMAN
JONATHAN W. MESKER
STEPHANIE GROSSO

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 27th DAY OF JUNE, 2013.



Ronald R. Wolfe, President