

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
100 GSK Drive Suite 210
Coraopolis, PA 15108
File No. 1280054131

This document prepared by:
HEATHER MAYER, ESQ.
3109 Spring Glen Rd., Suite 303
Jacksonville, FL 32207
716-634-3405

Parcel ID No.: R1622318136200000220

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this **21ST** day of **November 2019**, by and between **Federal Home Loan Mortgage Corporation**, a mailing address of 5000 Plano Pkwy, Carrollton, TX 75010 hereinafter referred to as Grantor and **Clorinda Mary Smith and Lester Wallace Smith, IV, wife and husband**, a tax mailing address of 12073 73rd Street, Largo, FL 33773, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY-TWO THOUSAND NINE HUNDRED AND 00/100 (\$252,900.00) DOLLARS, and other good and valuable consideration 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 Hernando County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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.

Prior instrument reference: Instrument Number 2019052586, Book 3742, Page 688, Recorded: 08/21/2019

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has signed these presents on November 21, 2019

Federal Home Loan Mortgage Corporation By Radian Settlement Services Inc., as Attorney in Fact

BY: Melissa SusaneK

PRINT NAME: Melissa SusaneK

TITLE: Closing Coordinator

Signed, sealed and delivered in the presence of:

WITNESSES:

[Signature]
SIGNATURE

PRINT NAME: PICUARI J. BOJAK

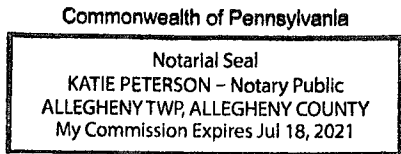
[Signature]
SIGNATURE

PRINT NAME: Garnett Scott

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before this 21st day of November, 2019 by Melissa SusaneK as POA on behalf of **Radian Settlement Services Inc. Attorney-in-Fact for Federal Home Loan Mortgage Corporation.** He/she is personally known to me or has produced: N/A as identification.

[Signature] (SEAL)
Notary Public
State of PA
My commission expires: 7-18-21



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN HERNANDO COUNTY, FLORIDA, VIZ:

LOT 22, AMBER WOODS, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20,
PAGES 42-43, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

A.P.N.: R1622318136200000220

PROPERTY COMMONLY KNOWN AS: 13251 DON LOOP, SPRING HILL, FL 34609