

Prepared By and Return To:
David W. Leskar, Esq.
Buyer's Title, Inc.
2200 W Commercial Blvd., Suite 101
Fort Lauderdale, FL 33309
incidental to the issuance of a title insurance policy.
File Number: **19-8825**
Parcel ID #: **R24 121 20 0310 0020 0090**
29070 Forbes St, Nobleton, FL 34661

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated this 19th day of July, 2019 by Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, by Buyer's Title, Inc., as Attorney-in-Fact, whose post office address is: P.O. Box 650043, Dallas, TX 75265-0043 hereinafter called the GRANTOR, to Randy Daniel Boone whose post office address is: 307 Shelby Brooke Drive, Plant City, FL 33563 hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Hernando** County, Florida, viz:

Lot 9 and the West 1/2 of Lot 10, Block 2, EDGEWATER Subdivision as Per Plat thereof, recorded in Plat Book 3, Page 37, Public Records of Hernando County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

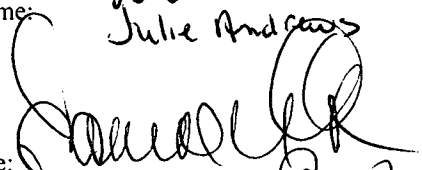
AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Fannie Mae a/k/a Federal National Mortgage Association

Signature: 
Print Name: Julie Andrews

Signature: 
Print Name: Samantha Johnson



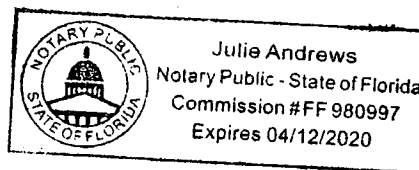
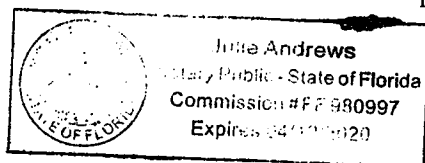
By: Sandy Miranda as Limited Signing Officer of Buyer's Title, Inc., as Attorney-in-Fact under Power of Attorney in OR Book 20364, Page 2108 and signing authority recorded in OR Book 20365, Page 1765 both of the Public Records of Pinellas County, Florida

State of Florida
County of Broward

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on this 19th day of July, 2019 by: Sandy Miranda as Limited Signing Officer of Buyer's Title, Inc., as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

Notary Seal

Signature: 
Print Name:



SWD - : 29070 Forbes St, Nobleton, Florida 34661