

07/26/2013 08:45:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1647225

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$2327.50

Intang. Tax: \$0.00

Prepared by and Return to:
Kass Shuler, P.A.
Richard S. McIver, Esquire
1505 N. Florida Avenue
Tampa, Florida 33602

Our File Number: REO-120834

For official use by Clerk's office only

STATE OF Florida)

COUNTY OF Hillsborough)

)
)
)

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this 23 day of July, 2013, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean, Virginia 22102, party of the first part, and **DON JONES, a married person**, whose mailing address is: 7753 Hawkins Rd, Sarasota, Florida 34241, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for 2013 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 party of the first part hereby covenants with said party of the second part, 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 party of the first part.

Exhibit "A"

LEGAL DESCRIPTION

Tract 3 Legal Description:

That part of Section 16, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at a 5/8" iron rod with plastic cap stamped "PLS 3868" at the intersection of the Southerly right of way line of Clark Road with the Southerly right of way of State Road 72 (also known as Sugar Bowl Road), recorded in Road Plat Book 1, Page 52, Public Records of Sarasota County, Florida; thence along the Southerly right of way line of said State Road 72, South 56 degrees 10 minutes 13 seconds East, 1111.72 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said right of way line and along the Easterly line of lands described in Official Records Book 2034, Page 2226, Public Records of Sarasota County, Florida; South 00 degrees 09 minutes 23 seconds West, 799.94 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334", for a Point of Beginning; thence continue along said Easterly line South 00 degrees 09 minutes 23 seconds West, 733.60 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334" lying on the Northerly maintained right of way line of Hawkins Road per Road Plat Book 4, Page 13, Public Records of Sarasota County, Florida; thence along said maintained right of way line, North 88 degrees 17 minutes 37 seconds East, 298.04 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said maintained right of way line North 00 degrees 09 minutes 23 seconds East, 732.19 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence South 88 degrees 33 minutes 52 seconds West, 298.00 feet to the Point of Beginning.

Parcel No. 0281-05-0014

AKA: 7753 Hawkins Rd, Sarasota, Florida 34241