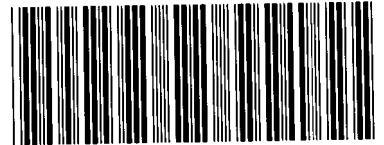


Prepared By and Return To:
Douglas C. Zahm c/o
Consumer Title & Escrow Services, Inc.
4585 140th Avenue N., Ste 1006
Clearwater, FL 33762

File No. 13-0463

Property Appraiser's Parcel I.D. (folio) Number(s)
19E19S120120003500270

Sale: 72500.00
Doc: 507.50



2013037067 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$507.50
2013037067 BK:2571 PG:40
08/05/2013 01:49 PM 2 PGS
JCARROLL,DC Receipt #033441

SPECIAL WARRANTY DEED

* THIS SPECIAL WARRANTY DEED made this 30th day of July 2013, by Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, and having its principal place of business at P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the grantor and Steven A Wood and Penelope D Wood, husband and wife, whose post office address is 2214 Bluegrass St., Inverness, FL 34453, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Citrus County, Florida, viz:

Lot 27, Block 35, of INVERNESS ACRES UNIT NO. 2, a/k/a INVERNESS VILLAGE UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 6, Pages 52 to 58, inclusive, Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

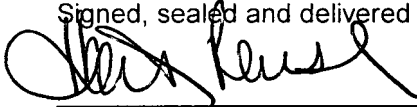
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons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

* By virtue of the Power of Attorney recorded in this county in Doc# 2011035917; OR Book 2436, Page 2195 as reference for recording this Deed.

SPECIAL WARRANTY DEED
(Continued)


IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:



(Witness Signature)
Heather Raisler

(Print Name of Witness)

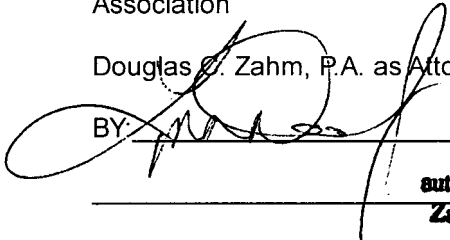


(Witness Signature)
Stephanie Craine

(Print Name of Witness)

Fannie Mae A/K/A Federal National Mortgage Association

Douglas C. Zahm, P.A. as Attorney-In-Fact

BY:  **LynnDec Snyder**

authorized signatory for Douglas C. Zahm, P.A., as attorney in fact

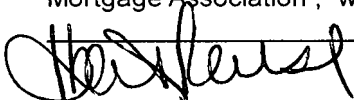
Address:

P.O. Box 650043

Dallas, TX 75265-0043

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 30th day of July, 2013 by LynnDec Snyder as authorized signatory on behalf of Douglas C. Zahm, P.A., Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is (X) personally known to me or () has produced _____ as identification.



Notary Public



HEATHER RAISLER
Notary Public, State Of Florida
My Commission Exp. 12/10/2013
Commission No. #DD940021