

**Prepared by:**

MELISSA SUE RENZA, Esq.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

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**Recording Requested By/Return to:**

PRIORITY TITLE & ESCROW  
641 LYNNHAVEN PKWY, STE 200  
VIRGINIA BEACH, VA 23452

**Send Tax Notices to:**

TIMOTHY O'SHAUGHNESSY  
7031 NW 95TH ST  
CHIEFLAND, FL 32626

APN/PIN: 0312140093000400

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**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, whose address is P.O. BOX 650043, DALLAS, TX 75265-0043, Grantor, and **TIMOTHY O'SHAUGHNESSY, MARRIED**, whose address is 7031 NW 95TH ST, CHIEFLAND, FL 32626, 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 TWO HUNDRED SEVEN THOUSAND and 00/100 (\$207,000.00) and other good and valuable considerations 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 LEVY County, Florida, to-wit:

**PARCEL NO. 4 OF THE UNRECORDED PLAT KNOWN AS BLOUNT PROPERTY IN LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SE CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 14 EAST, AS A POINT OF REFERENCE FROM SAID POINT OF REFERENCE RUN S 89° 35' 29" W, A DISTANCE OF 140 FEET; RUN THENCE N 00° 38' 03" W, A DISTANCE OF 20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF A PAVED ROAD TO ESTABLISH THE POINT OF BEGINNING (POB). FROM SAID POB CONTINUE N 00° 38' 03" W, A DISTANCE OF 378 FEET, RUN THENCE S 89° 35' 29" W, A DISTANCE OF 115.25 FEET, RUN THENCE S 00° 38' 03" E, A DISTANCE OF 378 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A PAVED ROAD; RUN THENCE N 89° 35' 29" E, A DISTANCE OF 115.25 FEET TO THE POB.**

**Property Address: 7031 NW 95TH ST, CHIEFLAND, FL 32626**

**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.

Unofficial Copy

IN WITNESS WHEREOF, GRANTOR has signed these presents on February 8, 2022

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION AKA FANNIE MAE BY  
PRIORITY TITLE & ESCROW AS  
ATTORNEY-IN-FACT**

By: Jodiana Fattorini  
Name: Jodiana Fattorini  
Its: Agent

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Atiya McLean

Name: Atiya McLean

Witness: Shalaura E. Tyson-Griffin

Name: SHALAURA E. TYSON-GRIFFIN

STATE OF VIRGINIA  
COUNTY OF VIRGINIA BEACH CITY

SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 8th day of Feb. 2022 by Jodiana Fattorini (name of signer) of **PRIORITY TITLE & ESCROW AS ATTORNEY-IN-FACT FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE** (select; a corporation/a limited liability company/an association/a partnership).

(Seal)



Shalaura E. Tyson-Griffin  
Notary Public SHALAURA E. TYSON-GRIFFIN  
Printed Name:  
My Commission Expires: 5/31/2024  
Commission #

Personally Known: ☒  
OR Produced Identification:                       
Type of Identification Produced: