



Tulsa County Clerk - Michael Willis

Doc # 2017041967 Page(s): 2
05/04/2017 04:02:18 PM
Receipt # 17-24845
Fee: \$ 15.00 Doc Stamp: \$75.00

2

2

SPECIAL WARRANTY DEED

(Corporation - Individual)

After Recording Return To:
Oklahoma REO Closing & Title Services
7306 S. Lewis
Tulsa, OK 74136

File No.: 1704-0126-12
Sales Price: 50,000.00
DocStamps: 75.00
Tax Parcel ID# 79720-74-11-08090

KNOW ALL MEN BY THESE PRESENTS:

That **Fannie Mae a/k/a Federal National Mortgage Association (the "Grantor")**, whose address is **P.O. Box 650043, Dallas TX 75265-0043**, in consideration of the sum of *****TEN AND NO/100****** dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **TCF Real Estate LLC, (the "Grantee (s)")**, that certain tract of real property situated in **Tulsa County, State of Oklahoma**, to wit:

Lot Forty-six (46) Block Five (5) INDIAN SPRINGS ESTATES 3RD ADDITION to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Property Address: 709 Magnolia Court, Broken Arrow, OK 74011

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interest and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights-of-way, restrictive covenants restrictions,, and warrant the title to the same against any and all acts, conveyances, liens, and encumbrances affecting such property made or suffered to be made or done by, through or under the Grantor, but not otherwise.

**POA Recorded in Tulsa on 07/01/2016 as Doc No. 2016061623.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever,

SIGNED AND DELIVERED this 26 day of April, 2017.

Fannie Mae a/k/a Federal National Mortgage Association

By: Baer & Timberlake, P.C. F/K/A Baer, Timberlake, Coulson & Cates, P.C.
As Attorney-in-Fact

BY: [Signature]
Jim Timberlake

ITS: President

ACKNOWLEDGMENT-OKLAHOMA FORM

State of OKLAHOMA County of Oklahoma ss:

This instrument was acknowledged before me on this 26 day of April, 2017, by Jim Timberlake as President of Baer & Timberlake, P.C. F/K/A Baer, Timberlake, Coulson and Cates, P.C. Attorney-in-fact for **Fannie Mae a/k/a Federal National Mortgage Association**

My Commission Expires:



[Signature]
Notary Public,

Property Address: 709 Magnolia Court, Broken Arrow, OK 74011

Mail Tax Statements To:

7030 S. Yale Ave., Ste 600
Tulsa, OK 74136