

PREPARED BY:  
BARRY CAROTHERS, ESQ.  
2516 SE WILLOUGHBY BOULEVARD  
STUART, FL 34994

RETURN TO:  
STEWART TITLE COMPANY  
601 CANYON DR., STE 100  
COPPELL, TX 75019

File Number: 0053435038B  
APN/PIN: 24-35-27-50-0000A.0-0005.00

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**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made between **US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR14**, whose address is **C/O WELLS FARGO BANK, N.A., 8480 STAGECOACH CIRCLE, FREDERICK, MD 21701**, Grantor, and **LADIE H. RIPPOLL, A SINGLE PERSON**, whose address is **342 CRESSA CIRCLE, COCOA, FL 32926**, 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 **\$149,900.00** 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 **BREVARD** County, Florida, to-wit:

**LOT 5, BLOCK A, FERN MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 53 AND 54, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

**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.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 5-20-15.

**WELLS FARGO BANK, N.A., AS ATTORNEY  
IN FACT FOR US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE, SUCCESSOR IN  
INTEREST TO WACHOVIA BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR WELLS  
FARGO ASSET SECURITIES CORPORATION,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-AR14**

By: 

Name: **SCOTT E. GEIST**  
Vice President Loan Documentation

5-20-15

Its:

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Ashley Pannkuk

Name: Ashley Pannkuk

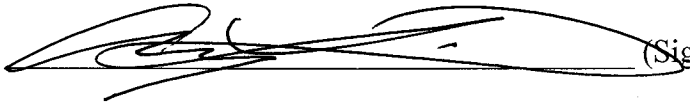
Witness: Raquel Aguirre

Name: Raquel Aguirre

State of Iowa

County Dallas

On this 20 day of MM, A.D., 2015, before me, a Notary Public in and for said county, personally appeared SCOTT E. BEIST, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A as attorney in fact for **US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR14**, by authority of its board of (directors or trustees) and the said(officer's name) SCOTT E. BEIST acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.



(Signature)

(Stamp or Seal)

Notary Public

