

This Instrument Was Prepared By and
Record and Return To:

Karen S. Leopold, Esq.
REO TITLE COMPANY OF FLORIDA, LLC
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio #2423546

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 26th day of February, 2016, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043 ("Grantor"), in favor of **Thao Van Nguyen**, whose mailing address is 2461 Bonny Drive, Cocoa, FL 32926 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Brevard County, Florida, described as follows:

Lot 25, Block "B", of MELROSE MANOR S/D UNIT TWO, according to the plat thereof, as recorded in Plat Book 19, Page 72, of the Public Records of Brevard County, Florida.

a/k/a 2461 Bonny Drive, Cocoa, FL 32926

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the year 2016 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.

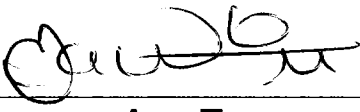
TO HAVE AND TO HOLD the same in fee simple forever.



AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

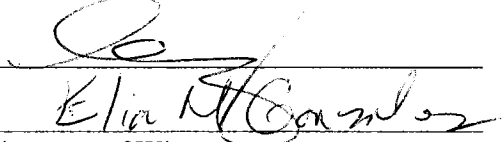
IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

Witnesses as to Grantor:



 Ana Tua

 Print name of Witness

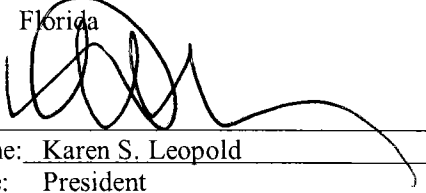


 Elia M. Gonzalez

 Print name of Witness

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact, pursuant to Limited Power of Attorney recorded in O.R. Book 28950, Page 1846, Public Records of Miami-Dade County, Florida

By: 

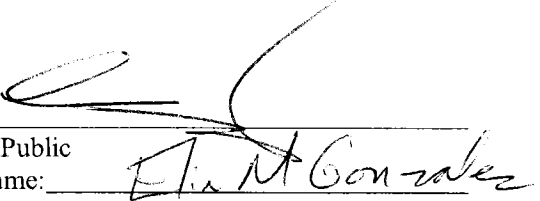
 Name: Karen S. Leopold
 Title: President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of February, 2016, by KAREN S. LEOPOLD, as President of REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:



 Notary Public
 Print name: Elia M. Gonzalez

