

212

This instrument was prepared by:  
Marshall C. Watson, Esq.  
Law Offices of Marshall C. Watson, P.A. *OE*  
1901 W Cypress Creek Road, 3rd Floor  
Ft. Lauderdale, FL 33309

Revised 10/06/93  
FL (conventional)  
REO # A08B122  
*Folio # 29-37-33-GT-01126*

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 4th day of December, 2008, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, 14221 DALLAS PARKWAY, SUITE 1000, DALLAS, TX 75254, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and EDWARD BUDHU AND LILMATTIE BUDHU, HUSBAND AND WIFE of 95-23 77TH STREET, OZONE PARK QUEENS, NY 11416 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of BREVARD, State of Florida, to-wit:

The property is commonly known as 2049 SE COGAN DRIVE, PALM BAY FL 32909, and is more particularly described in EXHIBIT A, attached hereto and made a part hereby of this reference.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this 4th day of December, 2008.

*Budhu*  
*Amanda Watson*  
Witness  
*Amanda Watson*  
Printed Witness Name  
*Audrey Rivera*  
Witness  
*Audrey Rivera*  
Printed Witness Name

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: *Mary F. Davis*

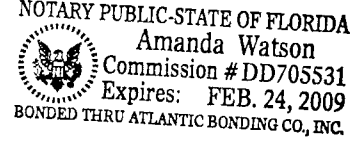
Mary F. Davis as Authorized  
Signatory for Law Offices of Marshall  
C. Watson, P.A., as Attorney-in-Fact  
for FANNIE MAE a/k/a FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION

*28-04864*  
Signed, sealed and delivered  
In the presence of:  
STATE OF FLORIDA)) ss.  
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Mary F. Davis as Authorized Signatory for Law Offices of Marshall C. Watson, P.A., as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 4TH day of December, 2008.

*Amanda Watson*  
Notary Public, Florida  
My Commission Expires:  
(SEAL)



**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR**

**2049 SE COGAN DRIVE  
PALM BAY, FL 32909**

**FILE NO.: 28-04864-FL**

**REO NO.:**

**LOT 9, BLOCK 1126, PORT MALABAR UNIT TWENTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 19 THROUGH 28, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

28-04864- Budhu