

Record and Return to:  
State Title Partners LLP.  
300 W. Fee Ave. Ste B  
Melbourne FL 32901  
STP-16125

Prepared by and return to:

The Florida Default Law Group, PL  
John Mesker  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634  
File Number: R09107507

RETURN TO:

New House Title, L.L.C.  
9119 Corporate Lake Drive, Suite 300  
Tampa, FL 33634

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(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 7<sup>th</sup> day of January, 2010, between **Federal National Mortgage Association** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Carol Lee Kramer and Gerald M. Kramer, her husband**, whose post office address is **3233 Terkelson Avenue, SE, Unit 24, Palm Bay, FL 32909**, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Brevard County, Florida**, to-wit:

**LOTS 17 AND 18, BLOCK 1214, PORT MALABAR, UNIT TWENTY FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 29 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

**Parcel Identification Number: 2949971**

\* See Attached Exhibit "A" and "B" which is being made a part of this instrument.

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on November 13<sup>th</sup>, 2008, in Official Records Book 18959, Page 969-970, of the Public Records of Hillsborough County, Florida.

**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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tara Banducci

Witness Name: Betty Quinn

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2010, by Diane Reese who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

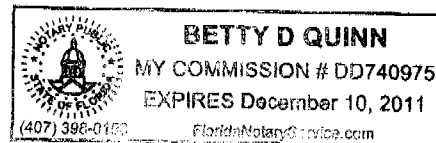
Federal National Mortgage Association  
By Florida Default Law Group  
as attorney in fact

By: Diane Reese  
Its authorized signor

Betty D. Quinn  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



INSTRUMENT#: 2008395080, BK: 18959 PG: 969 PGS: 969 - 970 11/13/2008 at  
 03:28:31 PM, DEPUTY CLERK: SLEWIS Pat Frank, Clerk of the Circuit Court  
 Hillsborough County

THIS IS NOT A  
 EXHIBIT "A"  
 LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS  
 CERTIFIED COPY

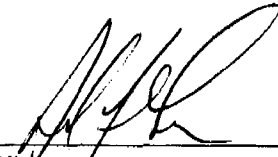
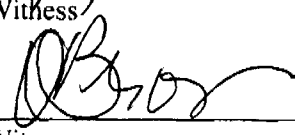
**FANNIE MAE**, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Florida Default Law Group, organized under the laws of the State of Florida, with an office for the conduct of business at 9119 Corporate Lake Drive, Suite 300, Tampa, Florida 33634, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Florida and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

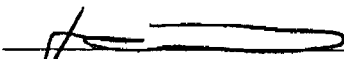
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

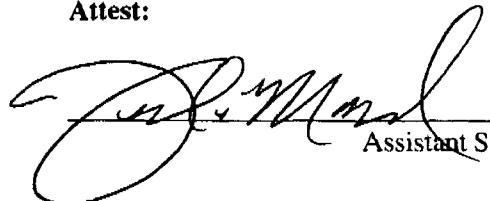
EXECUTED this 21<sup>st</sup> day of October, 2008

  
 \_\_\_\_\_  
 Witness  
  
 \_\_\_\_\_  
 Witness

**FANNIE MAE**

  
 \_\_\_\_\_  
 Jason Allnutt, Vice President

Attest:

  
 \_\_\_\_\_  
 Assistant Secretary

Bk 18959 Pg 970

# THIS IS NOT A CERTIFIED COPY

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF DALLAS

On this 21<sup>st</sup> day of October, 2008, before me appeared Jason Allnutt and Jane Maynard to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Candice Johnson  
Notary Public

My Commission Expires: 12/13/08

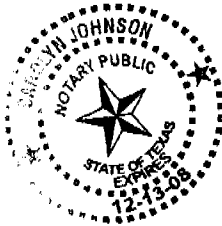


EXHIBIT "B"

**Florida Default Law Group  
Corporate Resolution**

It is hereby resolved this 17<sup>th</sup> day of November, 2009 that the following individuals are authorized to sign as Attorney-in-Fact for Fannie Mae under the Limited Power of Attorney recorded on November 13, 2008 in Official Records Book 18959, Page 969-970, in the Public Records of Hillsborough County, Florida.

**RONALD WOLFE**

**ANNE M. CORDELL**

**CHRISTINE L. HERENDEEN**

**COLLEEN LEHMAN**

**NANCY JONES**

**AMY H. GRIMALDO**

**JUDY KANE**

**DIANE L. REESE**

**KIM SEARS**

**WILLIAM D. POIRIER, JR.**

**JEFFREY ISMAN**

**REBECCA M. DALY**

**TINA WORKMAN**

**CHRISTINA LAUNEY**

**HAELEE HOLJES**

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 17<sup>th</sup> DAY OF  
NOVEMBER, 2009.

  
\_\_\_\_\_  
Ronald R. Wolfe, Vice President