

Return to:

CPI HOUSING FUND, LLC
10920 VIA FRONTERA RD STE 420
SAN DIEGO, CA 92127

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
Job #: D011-011643 LV00211

Property Appraiser's Parcel
ID #: 293717JR02726.00026

This space reserved for Clerk's use.

SPECIAL WARRANTY DEED

This Indenture, Made this 5/13/11, Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is P. O. Box 650043, Dallas, TX 75265 hereinafter called the "Grantor"*, and

CPI HOUSING FUND, LLC
whose post office address is: 10920 VIA FRONTERA RD STE 420, SAN DIEGO, CA 92127, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of THIRTEEN THOUSAND AND 00/100 (\$13,000.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in BREVARD County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 6350, Page 2156, Recorded: 03/17/2011

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c)(2).

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

Calvin
Witness Name: Calvin

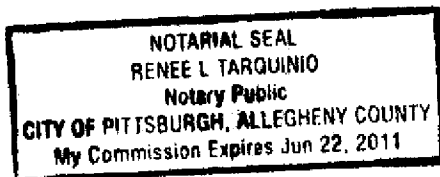
W. M. M. M. M.
Witness Name: W. M. M. M. M.

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: Derek Wilson
DEREK WILSON, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS POWER OF
ATTORNEY RECORDED ON 08/26/2010 IN BOOK
617 AND PAGE 561 RECORDED IN ALLEGHENY
COUNTY, COMMONWEALTH OF
PENNSYLVANIA

State of Pennsylvania)
County of Allegheny) ss.

The foregoing instrument was acknowledged by me this 5/13/11, by: DEREK WILSON, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.



Renee L. Tarquinio (SEAL)
Notary Public
State of Pennsylvania
My Commission Expires: 6/22/11

Our File No. ANA201112479

EXHIBIT A

LEGAL DESCRIPTION

LOT 26, BLOCK 2726, PORT MALABAR UNIT FIFTY, ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 23, PAGE 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 293717JR02726.00026

PROPERTY COMMONLY KNOWN AS: 1642 ADVIEW ROAD SOUTHEAST, PALM BAY, FL 32909