

Prepared by and return to:

Elizabeth R. Wellborn, P.A.  
350 Jim Moran Blvd. Suite 100  
Deerfield Beach, FL 33442  
954-354-3544  
File Number: A1104V1  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 2nd day of July, 2011 between Federal National Mortgage Association whose post office address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, grantor, and Michelle Lee Cote, a single woman whose post office address is 1371 Harvard Circle, #9, Palm Bay, FL 32905, 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 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 **Brevard County, Florida**, to-wit:

**Lot 26, Block D, of SONESTA WALK PHASE TWO, according to the Plat thereof, as recorded in Plat Book 54, Page 28 through 31, of the Public Records of Brevard County, Florida.**

**Parcel Identification Number: 28-37-2126D26**

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than \$94,800.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$94,800.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to the grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to the mortgage or deed of trust.

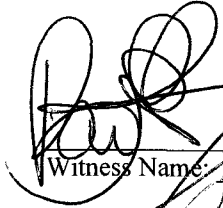
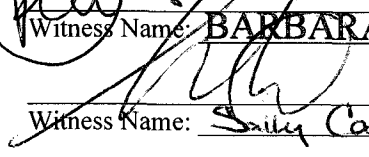
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

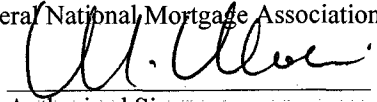
**To Have and to Hold**, the same in fee simple forever.

**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: BARBARA POU  
  
 Witness Name: Sally Carrington

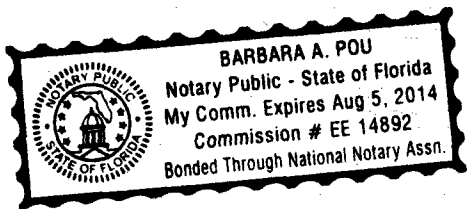
Federal National Mortgage Association  
 By:   
 Authorized Signer

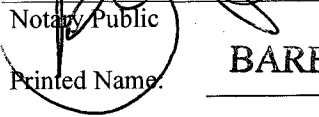
(Corporate Seal)

State of Florida  
 County of Broward

The foregoing instrument was acknowledged before me this 22nd day of July, 2011 by Michelle Medina on behalf of Elizabeth R. Wellborn of the Law Offices of Elizabeth R. Wellborn, PA of Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



  
 Notary Public  
 Printed Name: BARBARA POU  
 My Commission Expires: 8/5/14