

Prepared by and Return to:
Kass Shuler, P.A.
Richard S. McIver, Esquire
1505 N. Florida Avenue
Tampa, Florida 33602

Our File Number: REO-111206

For official use by Clerk's office only

STATE OF Florida)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF Hillsborough)	(Corporate Seller)
)	

THIS INDENTURE, made this 29th day of March, 2012, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean, VA 22102, party of the first part, and **CHRISTOPHER H BAUDER and MARY K BAUDER, husband and wife**, whose mailing address is: 10 BOULDERWOOD DR, QUEENSBURY, NY 12807, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Building No. 5, Unit 204, and the exclusive use to those limited common elements described in the Declaration of Condominium, together with the exclusive use of Garage Unit 204, which are appurtenances to said unit, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the Declaration of Condominium of Bella Vista, A Condominium, as recorded in Official Records Book 5595, Page 8053, inclusive, as amended in Official Records Book 5649, Page 6180, as further amended in Official Records Book 5713, Page 7652, as further amended in Official Records Book 5782, Page 745 and all valid amendments thereto, all of the Public Records of Brevard County, Florida.

Parcel No. 25-36-20-00-00751.Y-0000.00

AKA: 927 Ocaso Ln # 204, Rockledge, Florida 32955

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on this 29th day of March, 2012.

Signed, sealed and delivered
in the presence of:

**FEDERAL HOME LOAN MORTGAGE
CORPORATION**

By: Kass, Shuler, Solomon, Spector, Foyle & Singer,
P.A. n/k/a Kass Shuler, P.A.
Its Attorney in Fact*

[Signature]
Witness signature

Alexander de Paula
Print witness name

By: *[Signature]*
Print Name: DONALD B. WOMERSLEY
Title: an authorized signatory

(Corporate Seal)

[Signature]
Witness signature

Lean Paul
Print witness name

State of Florida :
:ss.
County of Hillsborough :

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of March, 2012, by DONALD B. WOMERSLEY, an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation who is personally known to me.

[Signature]
Notary Public

Alexander de Paula
Print Notary Name

My Commission Expires: _____

Notary Seal

