

This Instrument Was Prepared By and  
Record and Return To:

CFN 2012262067 OR BK 6768 PAGE 1380,  
Recorded 12/31/2012 at 01:36 PM. Mitch Needelman, Clerk  
of Courts, Brevard County  
Doc D: \$332.50 # Pgs:2

Karen S. Leopold, Esq.  
REO TITLE COMPANY OF FLORIDA, LLC  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

Folio # ~~2461195~~ 2461195

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 28<sup>th</sup> day of December, 2012, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75245 ("Grantor"), in favor of **Ting Yao Chen**, whose mailing address is 250 North Banana River drive, #G-11, Merritt Island, FL 32952 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Brevard County, Florida, described as follows:

Unit No. 11, in Building No. 'G', of TREASURE COAST HARBOUR VILLAS, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium, recorded in Official Records Book 5741, at Page 5541, of the Public Records of Brevard County, Florida.

a/k/a 250 North Banana River drive, #G-11, Merritt Island, FL 32952

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the year 2013 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

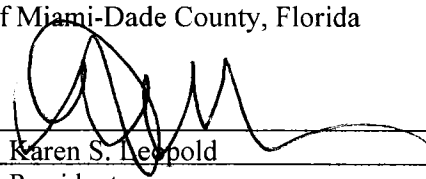
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

**IN WITNESS WHEREOF**, this instrument has been executed by the Grantor as of the day and year first above written.

Witnesses as to Grantor:

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact, pursuant to Limited Power of Attorney recorded in O.R. Book 27720, Page 1478, Public Records of Miami-Dade County, Florida

By:   
Name: Karen S. Leopold  
Title: President

  
Shannon Munoz

Print name of Witness

  
Diane Morales


Print name of Witness

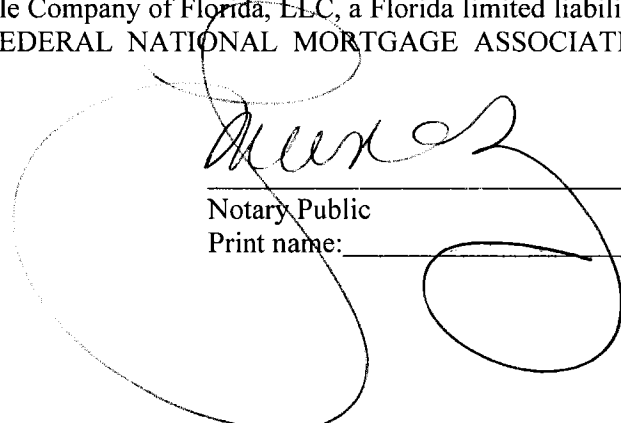
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2012, by KAREN S. LEOPOLD, as President of REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA  
 Shannon Munoz  
Commission # DD924179  
Expires: SEP. 11, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public  
Print name: \_\_\_\_\_