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 Prepared by and return to  
Maureen Colton  
Greenspoon Marder PA  
250 S. Australian Avenue #700  
West Palm Beach, FL 33406

File Number FNMA-122372REO  
Property Identification Number  
Grantee's Name Antonio Lostritto and Anna Maria Lostritto  
Property Address 225 NE First ST  
Melbourne, FL 32937

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(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 27th day of March, 2013, between Federal National Mortgage Association whose post office address is 14221 Dallas Parkway Suite 1000, Dallas, TX 75254, grantor, and Antonio Lostritto and Anna Maria Lostritto whose post office address is 12493 Mississauga Road, Caledon, Ontario L7C 1X1 Canada, 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

**Lot 7, Block 18, South Patrick Shores Third Section, According to the Plat thereof as Recorded in Plat Book 12, Page 88, Public Records of Brevard County, Florida**

### Parcel Identification Number

Grantee herein shall be prohibited from conveying the captioned property for a sales price of greater than \$169,800.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$169,800.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

**Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any, taxes and assessments for the year 2013 and subsequent years, 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 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

Ashley Palmer  
 Witness Name Ashley Palmer

Evan Milligan  
 Witness Name EVAN MILLIGAN

**Federal National Mortgage Association**  
**organized and existing under the laws of the United**  
**States of America**

By Greenspoon Marder, PA as Attorney-in-Fact

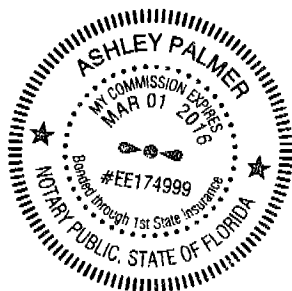
BY [Signature]  
 Print Name **Maureen Cabra**

Title Attorney in fact, as authorized signatory of  
 Greenspoon Marder PA, pursuant to the Corporate  
 Resolution recorded in the County Records

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of March, 2013, by  
**Maureen Cabra** of Greenspoon Marder PA as Attorney-in-Fact for Federal National Mortgage  
 Association existing under the laws of the United States of America Who is personally known to me or who { } has/have  
 produced a valid drivers license as identification



Ashley Palmer  
 Notary Public

Printed Name Ashley Palmer

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