

Upon recording should
be returned to:
State Title
300 West Fee Avenue, Suite A
Melbourne, FL 32901

Prepared by: Lynn M. Wilson, Esq.
Morris, Manning & Martin, LLP
990 Hammond Drive, Suite 300
Atlanta, GA 30328
File#H0514
Reo#1036472

Parcel Identification Number: 28-37-09-75-0000M.0-0003.00

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« SPECIAL WARRANTY DEED »

THIS SPECIAL WARRANTY DEED is made this 24th day of September 2013,
by **Bank of America, N.A.** whose address is 400 National Way, Simi Valley, CA 93065, (the
“Grantor”), in favor of **Habitat for Humanity International, Inc.**, whose address is 270
Peachtree Street NW, Suite 1300, Atlanta, GA 30303 (the “Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other
good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged,
by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the
Grantee, its successors and assigns forever, those certain parcels of land lying and being in the
County of Brevard, State of Florida, as more particularly described on Exhibit “A” hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in
anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said
Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by
special assessment and water, sewer, vault, public space and other public charges which are not
yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use
regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters

of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

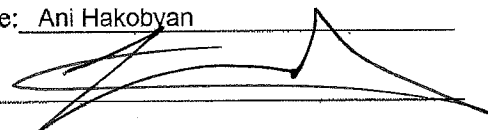
As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SIGNATURE WITNESSED BY:



Name: Ani Hakobyan



Name: Fernando Mayorga

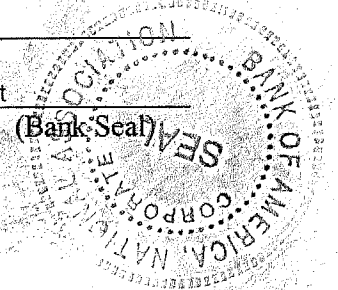
GRANTOR:

Bank of America, N.A.

By: 

Name Lucero Pena

Title Assistant Vice President



STATE OF CALIFORNIA
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____ as _____ of Bank of America, N.A. on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

see attached

Notary Public,

Printed Name of Notary Public

My commission expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On September 24, 2013 before me, Lidia Alfaro - Notary Public

(Here insert name and title of the officer)

personally appeared Lucero Pena

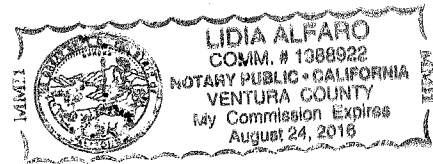
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 9/24/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☒ Corporate Officer

AVP

(Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Exhibit "A"

**Lot 3, Block 'M', University Park Section B, according to the plat thereof, as recorded in
Plat Book 12, Page 25, of the Public Records of Brevard County, Florida**