

13-5363

Prepared By:

David W. Leskar, Esq.

Buyer's Title, Inc.

100 NW 70th Avenue

Plantation, FL 33317

incidental to the issuance of a title insurance policy.

File Number: 13-5363

Parcel ID #: 30-37-16-MF-0000B.0-0014.00

153 Cavalier St, Palm Bay, FL 32909

Please Return To:
Shepard & Leskar, P.A.
100 NW 70th Ave.
Plantation, FL 33317

SPECIAL WARRANTY DEED (CORPORATE)

This SPECIAL WARRANTY DEED, dated September 26, 2013, by Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose post office address is: 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 hereinafter called the GRANTOR, to Dustin M. Kyle and Lisa M. Kyle, husband and wife whose post office address is: 153 Cavalier St, Palm Bay, Florida 32909 hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Brevard** County, Florida, viz:

Lot 14, Block B, DEER RUN, according to the plat thereof, as recorded in Plat Book 27, Pages 11 through 18, of the Public Records of Brevard County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, 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 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 said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Federal National Mortgage Association a/k/a Fannie Mae

Signature: PAT CLEMENTS
Print Name: PAT CLEMENTS

[Signature]
By: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact under Power of Attorney recorded in OR Book 6339 Page 2526 of the Public Records of Brevard County, Florida.**

Signature: Cristaly Rodriguez
Print Name: Cristaly Rodriguez

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **September 26, 2013**, by: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America** on behalf of the corporation. He is personally known to me or who has produced a **driver's license** as identification.

Notary Seal

Signature: Cristaly Rodriguez
Print Name:



CRISTALY RODRIGUEZ
MY COMMISSION # EE 857599
EXPIRES: December 10, 2016
Bonded Thru Budget Notary Services

SWD - : 153 Cavalier St, Palm Bay, Florida 32909