

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: 12-3791

Parcel ID #: 29-38-29-00-00547.0-0000.00

3350 Grant Road, Grant Valkaria, FL 32949

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

12-3791

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated October 21, 2013 by Federal National Mortgage Association a/k/a Fannie Mac, 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 Greg Bacigalupo whose post office address is: 3820 NE 16th Avenue, Ft. Lauderdale, Florida 33334 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:

The South 1/4, LESS the East 230 feet and LESS the West 230 feet, Lot 7, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, Section 29, Township 29 South, Range 38 East, as recorded in Plat Book 1, Page 166, of the Public Records of Brevard County, Florida, LESS the South 50 feet for road, utility and drainage Right-of-Way.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$189,000.00 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 GREATER THAN \$189,000.00 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, 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:

Signature: 
 Print Name: CML 3200

Federal National Mortgage Association a/k/a Fannie Mae

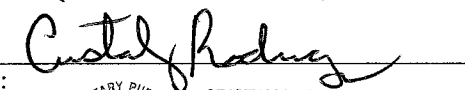


 By: Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact under Power of Attorney recorded in OR Book 20319 Page 1218 of the Public Records of Hillsborough County, Florida

Signature: 
 Print Name: Cristaly Rodriguez

State of Florida
 County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on October 21, 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: 
 Print Name: CRISTALY RODRIGUEZ
 CRISTALY RODRIGUEZ
 MY COMMISSION # EE 857599
 EXPIRES: December 10, 2016
 Bonded Thru Budget Notary Services

SWD - : 3350 Grant Road, Grant Valkaria, Florida 32949