

This Document Prepared By:
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Moon Township, PA 15108

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ServiceLink, LLC
1200 Cherrington Parkway
Moon Township, PA 15108
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SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated 2-18-14 by **Fannie Mae A/K/A Federal National Mortgage Association**, whose post office address is **P.O. Box 650043, Dallas, TX 75265**, hereinafter called the GRANTOR, to **James Proels, a single person and Sandra C. Kennedy, a single person** whose post office address is **2153 Mosswood Drive, Melbourne, FL 32935**, hereinafter called the GRANTEE:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$57,000.00 FOR A PERIOD OF 3 MONTH(S) 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 \$57,000.00 FOR A PERIOD OF 3 MONTH(S) 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 REALTED TO A MORTGAGE OR DEED OF TRUST.

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 **Forty Seven Thousand Five Hundred and 00/100 Dollars (\$47,500.00)**, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF BREVARD, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 3, BLOCK U OF PELICAN MANOR SECTION TWO, ACCORDING IO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 23, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

Commonly known as 2153 MOSSWOOD DR MELBOURNE, FL 32935

Being the same premises which Clerk of the Circuit Court, in Brevard County, recorded 3/12/2013 BOOK 6823 PAGE 1694 granted and conveyed to **Federal National Mortgage Association**.

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. 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 except as above noted, 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 whomsoever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Fannie Mae A/K/A Federal National Mortgage Association
By: ServiceLink, a Division of Chicago Title Insurance
Company, its Attorney-in-Fact

Signature: Maissa Kachur
Print Name: Maissa Kachur

By: [Signature]
Its: Cheri Springer

Signature: Alexa Zimmerman
Print Name: Alexa Zimmerman

STATE OF PA
COUNTY OF ALLEGHENY

THE FOREGOING INSTRUMENT was acknowledged before me this 18 day of Feb, 2014 by Cheri Springer, as a duly authorized Assistant Vice President of ServiceLink, a Division of Chicago Title Insurance Company, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association. He/She is personally known to me or has produced [Signature] identification.

(SEAL)

Mary M. Goddard
Notary Public
Print Name: Mary Goddard
My Commission Expires: 9-4-17

