

This Instrument Prepared by and Return to:

Elizabeth Johnston

Shore to Shore Title, LLC

1615 S Congress Ave, #200

Delray Beach, FL 33445

Property Appraisers Parcel ID #: 28-37-27-75-00135.0-0010.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the **28th day of July, 2014**, by **Federal Home Loan Mortgage Corporation**, whose post office address is **5000 Plano Parkway, Carrollton, TX 75010**, herein called the Grantor(s), to **Samantha Gail Howe**, whose address is **773 Cranbrook Ave NE, PALM BAY, FL 32905**, hereinafter called the Grantee(s):

(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

Lot 10, in Block 135, of PORT MALABAR, UNIT 5, according to the Plat thereof, as recorded in Plat Book 14, at Page 109, of the Public Records of Brevard County, Florida.

Exhibit A attached hereto and made apart hereof.

Certificate of Approval of Sale attached, if applicable.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

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 grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

11406011

**RETURN TO:
ALLIANCE TITLE
10 S. HARBOR CITY BLVD.
MELBOURNE, FL 32901**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Forrest
Witness #1 Signature

SUSAN FORREST
Witness #1 Printed Name

Elizabeth DeFerdinando
Witness #2 Signature

Elizabeth DeFerdinando
Witness #2 Printed Name

Federal Home Loan Mortgage Corporation

By: Aldridge Connors LLP as Attorney-in-fact

X
By: Steven B. Greenfield, Esq., Of Counsel

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28 day of July, 2014, by **Steven B. Greenfield, Partner of Aldridge Connors LLP as Attorney-in-Fact for Federal Home Loan Mortgage Corporation**, on behalf of the corporation. He is personally known to me.

SEAL



SUSAN FORREST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE072147
Expires 3/9/2015

Susan Forrest
Notary Signature

Printed Notary Signature

My Commission Expires:

INSTRUMENT#: 2011107337, BK: 20435 PG: 636 PGS: 636 - 639 03/30/2011 at
04:02:49 PM, DEPUTY CLERK: ADANIEL Pat Frank, Clerk of the Circuit Court
Hillsborough County

EXHIBIT A

This Instrument was Prepared By:
Ronald R. Wolfe, Esq.
FLORIDA DEFAULT LAW GROUP, P.L.
9119 Corporate Lake Drive, Suite 300
Tampa, Florida 33634

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Federal Home Loan Mortgage Corporation ("Freddie Mac"), a corporation organized and existing under the laws of the United States of America, with its principal office located at 8200 Jones Branch Drive, McLean, VA 22102, does hereby make, constitute and appoint the following:

Florida Default Law Group, P.L.

Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A.

Law Offices of Daniel C. Consuegra, P.L.

Aldridge Connors, LLP

Florida Foreclosure Attorneys, PLLC

Gilbert Garcia Group, P.A.

Johnson & Freedman, LLC

Law Offices of Douglas C. Zahm, P.A.

Stone, McGehee & Silver, LLC dba McCalla Raymer, LLC

Morales Law Group, P.A.

Phelan Hallinan, PLC

Robertson, Anschutz & Schneid, P.L.

Udren Law Offices, P.C.

Weltman Weinberg & Reis Co., LPA

As attorneys-in-fact and/or agents, to be authorized to act, do and perform, separately from each other, on behalf of Freddie Mac, with full power and authority to act for it, in its place and stead any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done as fully as Freddie Mac might or could do itself for all intents and purposes, with regard to the matters listed below and performed in connection with the disposition of real estate held by Freddie Mac;

Bk 20435 Pg 637

1. **POWERS:** WITH REGARD TO FLORIDA REAL PROPERTY, to execute, to acknowledge, to seal, to deliver and to revoke:

- a.) any agreement to sell or assign a note, mortgage or security deed, and/or any assignment of such note, mortgage or security deed or any interest thereof; and
- b.) any loan documents or mortgage documents necessary to permit the assignment of, or to accept an assignment of, a bid to purchase real estate at a foreclosure sale; and
- c.) any documents necessary to foreclose on a loan or prosecute a claim in bankruptcy in the name of Freddie Mac; and deeds and instruments that convey title to 1-4 residential units of real estate owned by Freddie Mac; and
- d.) documents required of Freddie Mac as a seller of real estate, or otherwise required to be prepared, executed and/or delivered in connection with or to effectuate the sale of such real estate, to include but not be limited to sales contracts and amendments thereto, deeds of conveyance, and HUD-1 settlement statements; and
- e.) documents required of Freddie Mac to obtain, transfer and/or convey title or ownership rights to mobile or manufactured homes.

2. **DURATION:** This Limited Power of Attorney shall be effective from the date of execution hereof until such time as it is revoked in writing by Freddie Mac. Such revocation must be filed for record in the applicable public records of Hillsborough County, Florida for real estate transactions, in order to be effective, and may thereafter also be recorded in the applicable public records for real estate transactions of any other county of the State of Florida. The revocation of such Limited Power of Attorney shall only affect the specific parties/entities named in any revocation and shall not affect nor impair the powers of any party/entity not named. The revocation shall not affect any liability in any way resulting from transactions initiated prior to the revocation.

3. Subject to the provisions of Paragraph 2 above, this Limited Power of Attorney shall, upon its recordation, serve to revoke, cancel and terminate that certain Limited Power of Attorney previously given by Freddie Mac, filed for record on September 29, 2008, and recorded in Official Records Book 18884, at Page 1293, of the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the Federal Home Loan Mortgage Corporation has caused this instrument to be executed in its corporate name by its officer thereunto duly authorized this 28 day of March, 2011.

In the presence of:

Lynda Mallery

Printed Name: Lynda Mallery

Peter Kuch

Printed Name: Peter Kuch

FEDERAL HOME LOAN MORTGAGE
CORPORATION ("Freddie Mac")

By: Elizabeth Taylor-Counts

Assistant Treasurer, Freddie Mac

Bk 20435 Pg 638

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Elizabeth Taylor-Counts, as Assistant Treasurer of Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, to me known to be the person described in and who executed the foregoing instrument and who is personally known to me or who produced Personally known as identification and who acknowledged before me that she executed the same on behalf of the said entity and for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 28 of March, 2011.

Judy Gamble Acquaye
Notary Public, State of Texas

Judy Gamble Acquaye
Printed Name

My commission expires:

