

CHCRC-20418-3
This instrument prepared by:
Bay National Title Company
Victor Aleman
13577 Feather Sound Dr. Suite 250
Clearwater, Florida 33762

Return to:
Bay National Title Company
Victor Aleman
13577 Feather Sound Dr. Suite 250
Clearwater, Florida 33762

Parcel Identification No. 27-37-19-00-00265.J-0000.00

a

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 26 day of Nov, 2014, by JPMORGAN CHASE BANK, NA, a National Association, and having its place of business at 7301 Baymeadows Way, Jacksonville, FL 32256 hereinafter called the "Grantor", to Sharlee S. Brittingham, A Widow, whose post office address is: 2330 N Riverside Drive, Indialantic, FL 32903, hereinafter called the "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in **Brevard** County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. *(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

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

Signed, sealed and delivered
in the presence of: _____

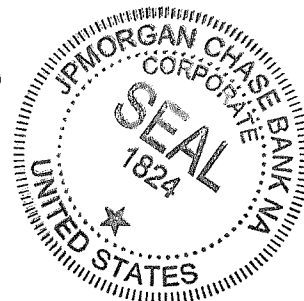
Witness to sign above
Print Name: **Ketcia D. Barlow**

Witness to sign above
Print Name: **Kandie Nicole George**

JPMORGAN CHASE BANK, NA, a

By: Carolyn K. Cloud NOV 26 2014
Name: Carolyn K. Cloud
Title: Vice President

(Affix corporate seal)



STATE OF Florida)
COUNTY OF Duval) ss:

The foregoing instrument was acknowledged before me this 26 day of Nov, 2014, by Carolyn K. Cloud, the Vice President of JPMORGAN CHASE BANK, NA/a _____, on behalf of said Association. She/He [Check one]
☒ is personally known to me or
☐ has produced _____ as identification.

NOTARY PUBLIC:

Sign: Janet Hill
Print: Janet Hill

My commission expires 9/13/15

(Affix Notarial Stamp or Seal)

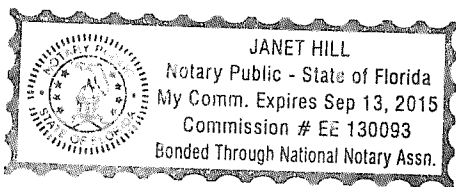


EXHIBIT A

LEGAL DESCRIPTION

Unit 1033, Building 2, Coral Gardens, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5629, Page 6647, as thereafter amended, of the Public Records of Brevard County, Florida



EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature, possibly reading 'W', is written in black ink.