

After Recording Return to:
First American #: 1242770

Return to:
**FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9966**

Prepared under the supervision of:
P. DeSantis, Esq. by
Law's Specialty Group, Inc.
Brandon, Florida 33511
866-755-6300

This space for recording information

10-586347-3
(2 of 2)

Documentary Stamps are based on
the consideration of \$64,200.00

PROPERTY TAX ID: 339360000202818.0

Mail Tax Statements to:

Walter Singer
Patricia Singer
2445 3rd Place SW
Vero Beach, Fl 32962

Property address:

425 20th Street Southwest
Vero Beach, FL 32962

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 7th day of
October, 2009, by CITIMORTGAGE, INC., with a business address of 1000
Technology Drive, O'Fallon, Missouri 63366, hereinafter referred to as **GRANTOR**, grants and
sells to WALTER SINGER and PATRICIA SINGER, husband and wife, residing at 2445 3rd
Place SW, Vero Beach, Florida 32962, hereinafter referred to as **GRANTEES**:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the
parties to this instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of Sixty-Four
Thousand Two Hundred----and 00/100 DOLLARS (\$64,200.00) and other
valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms

unto the GRANTEES, in fee simple, all that certain land, situated in Indian River County, Florida, viz:

LOT 18, BLOCK 28, "VERO BEACH HIGHLANDS" "UNIT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 77 AND 78, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING BUT WHICH ARE NOT REESTABLISHED HEREBY:

- 1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, AND EASEMENTS AS RECORDED IN PLAT BOOK 5, PAGE(S) 77 AND 78.**
- 2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 71 PAGE 388, AND BOOK 611, PAGE 1494, BOOK 641, PAGE 2815; BOOK 670, PAGE 1808; BOOK 690, PAGE 215; BOOK 690, PAGE 219; BOOK 701, PAGE 1714; BOOK 816, PAGE 636; BOOK 816, PAGE 644; BOOK 816, PAGE 648; BOOK 938, PAGE 138 AND BOOK 938, PAGE 140 AMENDED IN BOOK 816, PAGE 939.**

BEING THE SAME PROPERTY AS CONVEYED TO SECRETARY OF VETERANS AFFAIRS BY CERTIFICATE OF TITLE DATED AND RECORDED JULY 24, 2009 IN BOOK 2356, PAGE 950 IN INDIAN RIVER COUNTY, FLORIDA.

ALSO BEING THE SAME PROPERTY AS CONVEYED TO CITIMORTGAGE, INC. BY DEED FROM SECRETARY OF VETERANS AFFAIRS RECORDED CONCURRENTLY HERewith.

PROPERTY ADDRESS: 425 20th Street Southwest, Vero Beach, Florida 32962
The legal description was obtained from a previously recorded instrument.

SUBJECT TO TAXES ACCRUING FOR 2009 AND SUBSEQUENT YEARS.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.

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.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Recording state requires two unofficial witnesses:

[Signature]
Witness

Scott Buskirk
Printed Name

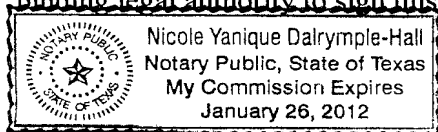
[Signature]
Witness

Justin S. Jung
Printed Name

STATE OF Texas

COUNTY OF Dallas

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 7 day of October, 2009, the undersigned authority personally appeared Charlotte Elliott, who is the V.P. of CITIMORTGAGE, INC., appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.



[Signature]
Notary Public

Nicole Hall

My commission expires: 1-26-12

No title search has been performed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**