

**This Document Prepared By:**

ServiceLink *Manda Lynch*  
4000 Industrial Boulevard  
Aliquippa, PA 15001

**Parcel ID #: 31391800003552000011.0**

**Return To:**

ServiceLink  
4000 Industrial Boulevard  
Aliquippa, PA 15001  
SL # 2139287

**Loan #: 0256512591**

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, dated 10-21-2010 by **Wells Fargo Bank NA, successor by Merger to Wachovia Bank NA** whose post office address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter called the GRANTOR, to **John H. Flannery, single and Gloria J. Kurisko, single** whose post office address is **151 Harris Drive, Sebastian FL 32958** hereinafter called the GRANTEE:

(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 **Sixty two Thousand and 00/100 Dollars (\$62,000.00)**, 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 **Indian River County, FLORIDA**, to wit:

**All that certain parcel of land situate in the County of Indian River, State of Florida, more particularly described as follows:**

**Lot 11, Block 552, Sebastian Highlands Unit 16, according to the Map or Plat thereof as recorded in Plat Book 8, Page(s) 45, Public Records of Indian River County, Florida.**

*Property address: 151 Harris Dr Sebastian FL 32958*  
**Wells Fargo Bank NA, successor by Merger to Wachovia Bank NA**  
**Recorded: 12/14/2009 in Book 2386 Page 2351 of INDIAN RIVER Official records.**

**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 2010 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.

**Wells Fargo Bank NA, successor by Merger to Wachovia Bank NA**

Signature: [Signature]  
Print Name: REYMON HANKELS

Signature: [Signature]  
Print Name: ROY AGUIRRE

By: [Signature]  
**JOSH FOREMAN**  
Its: Vice President Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

STATE OF Iowa  
COUNTY OF polk

THE FOREGOING INSTRUMENT was acknowledged before me this 21<sup>st</sup> day of October, 2010 by Josh Foreman, VP of Wells Fargo Bank NA, successor by Merger to Wachovia Bank NA on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



[Signature]  
Notary Public  
Print Name:  
My Commission Expires  
3-31-13

