

Prepared by:

The Florida Default Law Group, PL  
Jonathan Mesker  
4921 Memorial Highway, Suite 100  
Tampa, Florida 33634  
File Number: **R11025148**

Return to:

New House Title  
4919 Memorial Highway, Suite 200  
Tampa, Florida 33634

\$37,000.00

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 29<sup>th</sup> day of December, 2011, between **Federal Home Loan Mortgage Corporation** whose post office address is **5000 Plano Parkway, Carrollton, TX, 75010**, grantor, and **James Gagnon and Shelly Gagnon, husband and wife, as joint tenants with rights of survivorship**, whose post office address is **1114 37th Avenue SW, Vero Beach, FL 32968**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Indian River County, Florida**, to-wit:

**LOT 7, BLOCK 15, GROVENOR ESTATES, UNIT ONE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 79, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

**Parcel Identification Number: 33392700002015000007.0**

This deed is being executed by virtue of a power of attorney recorded on March 30<sup>th</sup>, 2011, in Official Records Book 20435, Page 636, of the Public Records of Hillsborough County, Florida.

**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.

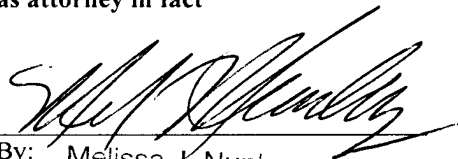
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation  
By Florida Default Law Group, PL  
as attorney in fact

  
Witness Name: **Diana M. DeCrane**

  
By: Melissa J. Nunley  
Its authorized signor

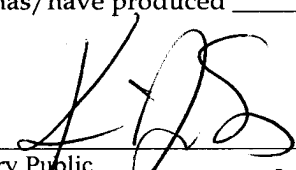
  
Witness Name: **Kimberly J. Sears**

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 29th day of December, 2011, by Melissa J. Nunley, as Authorized Signor of the Florida Default Law Group, PL, on behalf of the corporation, who (X) is/are personally known to me or ( ) has/have produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Kimberly J. Sears  
Commission #DD830154  
Expires: OCT. 12, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public

Printed Name: **Kimberly J. Sears**

My Commission Expires: \_\_\_\_\_

## Florida Default Law Group, P.L.

### Corporate Resolution

It is hereby resolved this 10 day of October, 2011 that the following individuals are authorized to sign as Attorney-in-Fact for Federal Home Loan Mortgage Corporation under the Limited Power of Attorney recorded on March 30, 2011 in Official Records Book 20435, Page 636-639, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES  
JUDY KANE  
DIANE L. REESE  
HENRY DINNAN  
TINA WORKMAN  
JEFFREY ISMAN

REBECCA M. DALY  
ANDREA SOMERS  
CHRISTIE ROONEY  
MELISSA J. NUNLEY  
STEPHANIE STEPHENS

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF OCTOBER, 2011.

  
\_\_\_\_\_  
Ronald R. Wolfe, Vice President