

Prepared By:

Robert H. Hosch, Jr.
Butler & Hosch, P.A.

Return To:

4334 S. Sherwood Forest Blvd #185
Baton Rouge, LA 70816

Parcel ID # 33-39-10-00030-0040-00008

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 13th day of MARCH, 2012, by Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of United States of America represented herein by Butler & Hosch, P.A. by virtue of a Power of Attorney on file and record and whose address is International Plaza II, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254-2916, hereinafter called "Grantor," to Richard W. Chamberlain and Katherina C. Muller, husband and wife whose address is PO Box 198, Harpers Ferry, WV 25425, JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP hereinafter called "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.)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situated in Indian River County, Florida, more fully described as follows:
LEGAL DESCRIPTION FOR UNIT 2, BUILDING "H", LOT 4, SANDALWOOD SUBDIVISION COMMENCING AT A POINT BEING 36.84 FEET EAST AND 163.39 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4 OF SANDALWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 11 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 50'25" EAST ALONG THE SOUTH FACE OF THE BUILDING A DISTANCE OF 28.05 FEET TO A POINT; SAID POINT BEING ON THE CENTERLINE OF THE NORTH SOUTH COMMON WALL OF BUILDING "H"; THENCE RUN NORTH 00 DEGREES 09'35" EAST ALONG SAID LINE A DISTANCE OF 40.09 FEET TO A POINT; SAID POINT BEING ON THE NORTH FACE OF EXISTING STRUCTURE; THENCE RUN SOUTH 89 DEGREES 50'25" EAST ALONG SAID FACE A DISTANCE OF 40.00 FEET TO A POINT; SAID POINT BEING THE EAST FACE OF THE EXISTING WOOD FENCE; THENCE RUN SOUTH 00 DEGREES 09'35" WEST ALONG SAID WOOD FENCE A DISTANCE OF 40.09 FEET TO A POINT; SAID POINT BEING EAST EXTENSION OF THE EAST WEST CENTER LINE OF BUILDING "H"; THENCE RUN NORTH 89 DEGREES 50'25" WEST ALONG THE EAST WEST CENTER LINE EXTENSION A DISTANCE OF 40.00 FEET TO A POINT OF BEGINNING.

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions, or reservations belonging.

PROVIDED that Grantee shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$31,740.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security instrument in the principal amount of greater than \$31,740.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

SUBJECT ALSO to taxes and assessments for the year 2012 and subsequent years.

TO HAVE AND TO HOLD the same in fee simple forever.

REO # A111J08

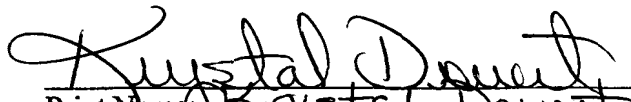
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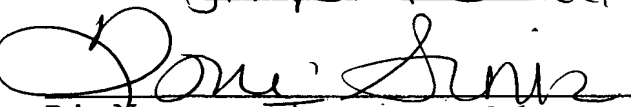
Property Address: 1424 39th Avenue Vero Beach 32960, FL 32960-2787

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of this land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

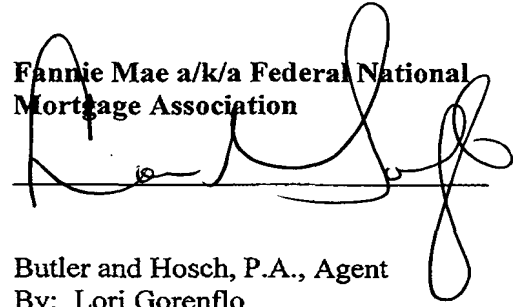
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto authorized, the day and year first above written.

Signed, sealed and delivered, in the presence of:


Print Name: Krystal Doucet

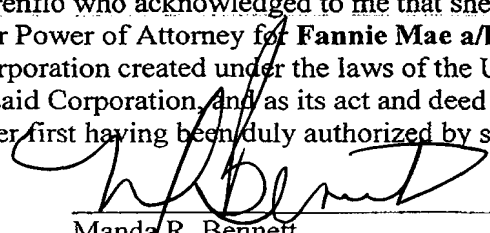

Print Name: Toni Sims

**Fannie Mae a/k/a Federal National
Mortgage Association**


Butler and Hosch, P.A., Agent
By: Lori Gorenflo

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, on this 13th day of March, 2012, within my jurisdiction, the within named Lori Gorenflo who acknowledged to me that she is Vice-President of Butler & Hosch, PA, under Power of Attorney for **Fannie Mae a/k/a Federal National Mortgage Association**, a Corporation created under the laws of the United States of America and that for and on behalf of said Corporation, and as its act and deed (s)he executed the above and foregoing instrument after first having been duly authorized by said corporation to do so.


Manda R. Bennett
Notary Public
Commission No.: 49493
My Commission expires: At Death

