

Prepared by and return to:

Monica Miguel, Esq.

Attorney at Law

SPEAR & HOFFMAN, PA

9700 S. Dixie Hwy. Suite 610

Miami, FL 33156

305-670-2299

File Number: FNB-C-555

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Special Warranty Deed

This Special Warranty Deed made this 24th day of May, 2012 between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, grantor, and Stephen Price and Deborah Price, husband and wife whose post office address is 93 MAES Y SARN, Pentyrch, Cardiff CF159QR, Wales, UK., 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 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 **Indian River County, Florida**, to-wit:

Unit No. 3-202, of the Condominium Garden villas and Penthouses, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1714, at Page 653, together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements of said Condominium as set forth in the Declaration thereof and all amendments thereto, all of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-13-00029-0030-00202/0

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$126,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$126,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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

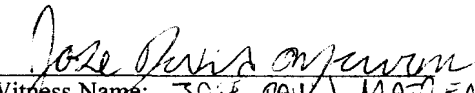
To Have and to Hold, the same in fee simple forever.

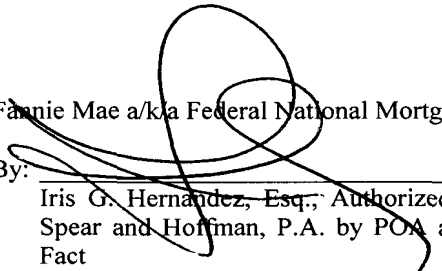
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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 first above written.

Signed, sealed and delivered in our presence:


Witness Name: Maria Comas


Witness Name: JOSE DAVID MAIRENA


Fannie Mae a/k/a Federal National Mortgage Association
By: Iris G. Hernandez, Esq., Authorized Representative of
Spear and Hoffman, P.A. by POA as their Attorney in
Fact

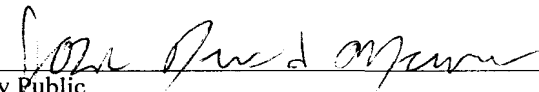
(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this **24th** day of **May, 2012** by IRIS G. HERNANDEZ, Esq., Authorized Representative of Spear and Hoffman, P.A. by POA as their Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: JOSE DAVID MAIRENA
Commission Expires: _____