

Prepared By and Return To:

Diane L. Ally
Ally Parker Brown Title Insurance Agency, LLC
698 S.W. Port St. Lucie Boulevard, Ste. 104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)

32-40-31-00004-0050-00009/0

File No. 20116349

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this 7th day of June, 2012 by WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER WITH WACHOVIA MORTGAGE, FSB, F/K/A WORLD SAVINGS BANK, FSB whose post office address is 1901 Harrison Street, Oakland, CA 94612 hereinafter called the grantor, to FRANK A. TRANCHILLA AND PERNITA M. TRANCHILLA, HUSBAND AND WIFE whose address is 14 SAILFISH ROAD, VERO BEACH, FL 32960 called the grantee:

(Wherever 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 corporation)

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situated in INDIAN RIVER County, Florida, viz:

Lot 9 Block 5, of Plat No. 4, Vero Isles, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Indian River County, Florida, as recorded in Plat Book 4, Page 55.

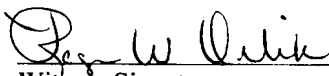
And Grantor covenants with Grantee that except as noted, at time of the delivery of this deed:

1. The premises is free from all encumbrances made by Grantor, except as follows: (NONE)
2. Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.
3. Subject to restrictions, reservations and easements of record, if any and taxes subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WELLS FARGO BANK, N.A. BY SUCCESSOR
MERGER WITH WACHOVIA MORTGAGE, FSB,
F/K/A WORLD SAVINGS BANK, FSB



Witness Signature

Regina W ORLIK

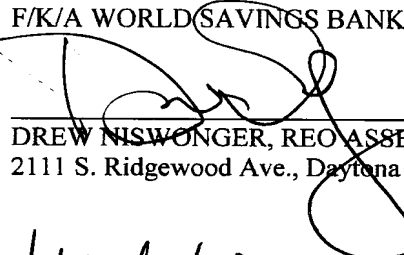
Witness Print Name




Witness Signature

Kim MASSI

Witness Print Name


DREW NISWONGER, REO ASSET MANAGER
2111 S. Ridgewood Ave., Daytona Beach, FL 32119

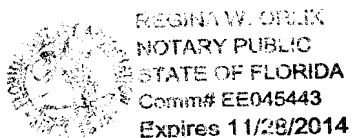

NICOLE COBB, REO ASSET SPECIALIST
2111 S. Ridgewood Ave., Daytona Beach, FL 32119

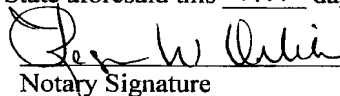
State of FLORIDA

County of VOLUSIA

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgement, personally appeared DREW NISWONGER, REO ASSET MANAGER AND NICOLE COBB, REO ASSET SPECIALIST OF WELLS FARGO BANK, N.A. BY SUCCESSOR MERGER WITH WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB who is/are personally known to me or who produced his/her/their as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 7th day of June 2012.





Notary Signature

Regina W ORLIK

Notary Print Name

My Commission Expires: 11/28/2014