

Rec. - 18.50
Doc. Stamp. - 381.50

Sale Price
\$54,500.00

This document prepared by and return to: Deborah Joudrey
Title & Abstract Agency of America, Inc.
4630 Woodland Corporate Boulevard
Suite 160
Tampa, FL 33614
File # 12-248236
REO # A1210VC
Parcel ID # 350110/31-38-14-00005-0020-00008.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 24th day of October, 2012 by, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, whose address is: 14221 Dallas Parkway; Suite 1000, Dallas, Texas 75254 hereinafter called the grantor, to **Nalaka Weragoda, a single man**, whose mailing address is **5203 King Charles Way, Bethesda, MD 20814**, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land in Indian River County, Florida, to wit:

UNIT H, BUILDING NO. 2, PHASE I, SEBASTIAN LAKES CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 750, PAGE 4, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: **DEBORAH JOUDREY**

Federal National Mortgage Association
By: Shapiro, Fishman and Gaché, LLP as its Attorney-in-Fact

BY: [Signature]
Barbara C. Peddicord, Esq.
as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

Witness Signature: [Signature]
Printed Name: **Sandra D. DeVore**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Barbara C. Peddicord, Esq.**, as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the limited liability partnership named therein and who acknowledged before me that she executed the same as such officer in the same and on behalf of said limited liability partnership.

WITNESS my hand and official seal in the county and State last aforesaid this 24th day of October, 2012.

[Signature]
Notary Public **Sandra D. DeVore**
My Commission Expires:
(SEAL)



Sebastian Lakes Condominium Association, Inc.
C/o Soundview Property Management
2095 Indian River Blvd.
Vero Beach, FL 32960
(772) 234-3005

Certificate of Approval

Sebastian Lakes Condominium Association, Inc., a Florida corporation not for profit, hereby certifies that it has been advised of the proposed sale by **Federal National Mortgage (Fannie Mae)** to **Nalaka Weragoda** of the following described condominium unit in Indian River County, Florida:

Unit 2H, 1132 Breezyway, Sebastian Lakes Condominium Association, Inc. as recorded in the public records of Indian River County, Florida and pursuant to the Declaration of Condominium of Sebastian Lakes Condominium Association, Inc hereby APPROVES of the proposed transaction.

DATED THIS 18th DAY OF OCTOBER, 2012

By *Bonnie McNelly*

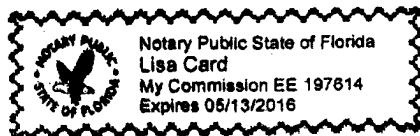
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 18th day of October, 2012 by

Bonnie McNelly, Community Association Manager for Sebastian Lakes Condominium Association, Inc.

Lisa Card
Signature of Notary Public

Lisa Card
Printed name of Notary Public



Personally Known or Produced Identification _____
Type of Identification Produced