

Prepared by and return to:

Eric L. Bronfeld, Esq.
RAS Title, LLC
6409 Congress Avenue
Suite 100
Boca Raton, FL 33487
File Number: 6000.2017

Consideration Amount: \$10.00

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Special Warranty Deed

This Special Warranty Deed made this 8th day of October, 2013, between **Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P., FKA Countrywide Home Loans Servicing, L.P.**, whose post office address is **7105 Corporate Drive, Plano, TX 75024**, ("grantor"), and **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporation organized and existing under the laws of the United States of America, whose post office address is **5000 Plano Parkway, Carrollton, TX 75010** ("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**, to-wit:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 1, SECTION 15, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1, A DISTANCE OF 445 FEET TO THE CENTER LINE OF A 30 FOOT PRIVATE ROAD; THENCE RUN EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 1 AND ALONG THE CENTER LINE OF SAID PRIVATE ROAD A DISTANCE OF 306 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE CENTER LINE OF SAID PRIVATE ROAD TO THE WEST BOUNDARY OF A 35 FOOT PRIVATE ROAD RUNNING NORTH AND SOUTH; SAID POINT BEING 235 FEET FROM THE EAST LINE OF THE WEST 20 ACRES OF SAID TRACT 1; THENCE CONTINUE EAST 17.50 FEET TO THE CENTER LINE OF SAID PRIVATE ROAD; THENCE RUN SOUTH AND PARALLEL TO THE EAST LINE OF THE WEST 20 ACRES TO THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF SAID TRACT 1; THENCE RUN WEST 17.50 FEET TO THE WEST LINE OF SAID 35 FOOT PRIVATE ROAD; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF SAID TRACT 1 TO A POINT WHICH IS 306 FEET EAST OF THE WEST LINE OF SAID TRACT 1; THENCE RUN NORTH TO THE POINT OF BEGINNING. SAID PROPERTY NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH A RIGHT OF WAY IN COMMON WITH OTHER OWNERS OF LAND IN

THE NORTH 10 ACRES OF THE WEST 20 ACRES OF SAID TRACT 1 ABOVE DESCRIBED OVER AND ALONG A STRIP 35 FEET WIDE BEING THE WEST 35 FEET OF THE EAST 235 FEET OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF TRACT 1 ABOVE DESCRIBED; ALSO OVER AND ALONG A STRIP 30 FEET WIDE BEING THE SOUTH 30 FEET OF THE NORTH 460 FEET (LESS THE EAST 217.50 FEET THEREOF) OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF SAID TRACT 1 ABOVE DESCRIBED. SUBJECT TO A RIGHT OF WAY OVER THE NORTH 15 FEET OF THE ABOVE DESCRIBED PROPERTY AS THE OTHER HALF OF THE 30 FEET PRIVATE ROAD RUNNING EASTERLY AND WESTERLY AS ABOVE DESCRIBED; AND SUBJECT TO RIGHT OF WAY OVER THE EAST 17.50 FEET OF THE ABOVE DESCRIBED PROPERTY AS THE OTHER HALF OF THE 35 FOOT PRIVATE ROAD RUNNING NORTH AND SOUTH; SAID RIGHTS OF WAY BEING HELD IN COMMON WITH OTHER OWNERS OF LAND IN THE NORTH 10 ACRES OF THE WEST 20 ACRES OF TRACT 1 ABOVE DESCRIBED.

Parcel Identification Number: 33-39-15-00001-0010-00029/0

Also Known As: 725 29th Ave., Vero Beach, FL 32968

Subject to taxes for 2013 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 the 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 this land; that the Grantor hereby specifically warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

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:

Bank of America, N.A., Successor by Merger to BAC Home Loans

Servicing, L.P., FKA Countrywide Home Loans Servicing, L.P.

Matthew P. Mornak 10-8-13
Witness Signature

Matthew P. Mornak
Printed Witness Name

By: Lorita L. Moses 10-8-13
Printed Name: LORITA L. MOSES
Title: Assistant Vice President (AVP)

Veronica Stillwagon 10-8-13
Witness Signature

Veronica marie Stillwagon
Printed Witness Name

STATE OF Pennsylvania
COUNTY OF Allegheny

On October 8th, 2013, before me Lance Jay Harrell personally appeared Lorita L. Moses as AVP of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P., FKA Countrywide Home Loans Servicing, LP, who proved to me on the basis of satisfactory evidence to be the person whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies) and that by his her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

By: Lance Jay Harrell
Notary Printed Name: Lance Jay Harrell

(SEAL or STAMP)

