

Prepared By and Return To:
Title365 Company
Attn: Kathy Long
850 Trafalgar Court, Suite 105
Maitland, FL 32751

Order No.: FL1-1301121-AC

Property Appraiser's Parcel I.D. (folio) Number:
33392500004000600009.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this October 30, 2013 by **Nationstar Mortgage, LLC** existing under the laws of Delaware, and having its principal place of business at 350 Highland Drive, Lewisville, TX 75067 (the "Grantor"), and **Susan L. Clendening and Charles K. Clendening, a married couple** whose post office address is P O Box 578, Vero Beach, FL 32961, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$23,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in County of Indian River, State of Florida, viz:

Lot 9, Block F, Dixie Heights, Unit Number 3, according to the plat thereof, as recorded in Plat Book 4, Page 84, of the Public Records of Indian River County, Florida.

Commonly known as 460 13th Lane SW, Vero Beach, FL 32962

Subject to encumbrances, easements and restrictions of record and taxes for 2012.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby 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 caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Nationstar Mortgage, LLC

BY:

Andrew Thomas
Asst Secretary

Grantor Address:
350 Highland Drive
Lewisville, TX 75067

State of Texas
County of Denton
On October 30, 2013 before me,
Tammy Sisson, Notary Public,
personally appeared Andrew Thomas

who proved to me on the basis of satisfactory evidence to be the person(s) 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 Texas that the foregoing paragraph is true and correct.
Witness my hand and official seal.

Signature _____ (Seal)

Commonly known as 460 13th Lane SW, Vero Beach, FL 32962

Signed, sealed and delivered in presence of:

Witness Signature

Amanda Cefalu

Printed Name of First Witness

Witness Signature

Kim Jackson

Printed Name of Second Witness

