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Prepared By:

David W. Leskar, Esq.

Buyer's Title, Inc.

100 NW 70th Avenue

Plantation, FL 33317

incidental to the issuance of a title insurance policy.

File Number: **13-5909**

Parcel ID #: **33-39-13-00007-0012-00018/0**

130 10th Court, Vero Beach, FL 32962

PLEASE RETURN TO

Shepard & Leskar, P.A.

100 NW 70th Ave.

Plantation, FL 33317

13-5909

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated September 11, 2013 by Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose post office address is: 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 hereinafter called the GRANTOR, to Jacob Oliver, a single man whose post office address is: 130 10th Court, Vero Beach, Florida 32962 hereinafter 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 corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Indian River** County, Florida, viz:

Lot 18, Block L, INDIAN RIVER HEIGHTS UNIT 8, according to the plat thereof, as recorded in Plat Book 7, Page 31, of the Public Records of Indian River County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 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, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Pat Clements*
 Print Name: PAT CLEMENTS

Federal National Mortgage Association a/k/a Fannie Mae

Andrew L. Fivecoat
 By: Andrew L. Fivecoat as Authorized Signing Officer for the
 Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact
 under Power of Attorney recorded in OR Book 20319 Page
 1218 of the Public Records of Hillsborough County, Florida

Signature: *Cristaly Rodriguez*
 Print Name: Cristaly Rodriguez

State of Florida
 County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on September 11, 2013 by: Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America on behalf of the corporation. He is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: *Cristaly Rodriguez*
 Print Name: CRISTALY RODRIGUEZ
 MY COMMISSION # EE 857599
 EXPIRES: December 10, 2016
 Bonded Thru Budget Notary Services



SWD - : 130 10th Court, Vero Beach, Florida 32962