

This Document Prepared By:

ServiceLink LLC
1200 Cherrington Drive
Moon Township, PA 15108
Tax ID #: 1060369

Return To:

ServiceLink LLC
1200 Cherrington Drive
Moon Township, 15108
SL # 3209127
REO# 838507

(2)

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated 11-18-13 by CitiMortgage, Inc., whose post office address is 1000 Technology Drive, O'Fallon, MO 63368, hereinafter called the GRANTOR, to Gerald T. Capak whose post office address, 1615 14th Ave., Vero Beach, FL 32960 called the GRANTEE:

**Married*
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 Fifty Six Thousand Dollars and 00/100 (\$56,000.00), 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:

All that certain parcel of land situate in the County of Indian River, State of Florida, being known and designated as follows:

Lot 17, Block A, GREENWOOD VILLAGE UNIT 2, according to the plat thereof, as recorded in Plat Book 7, Page 14, of the Public Records of Indian River County, Florida.

Being the same property conveyed to **CitiMortgage, Inc.**, Recorded 5/22/2013 in Book 2669 Page 2013

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

SL#3200206
REO# 852435

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 except as above noted, 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; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under grantor, but against no others.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

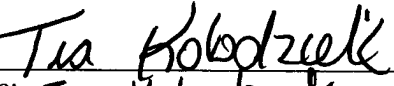
ServiceLink LLC as Attorney in Fact for CitiMortgage, Inc.,

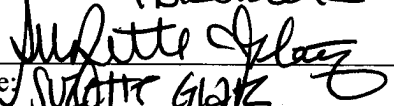
**POA recorded 7/5/2013 B 2684 P 1418 **

By: 

Name: Christopher Daniel

Its: AUP

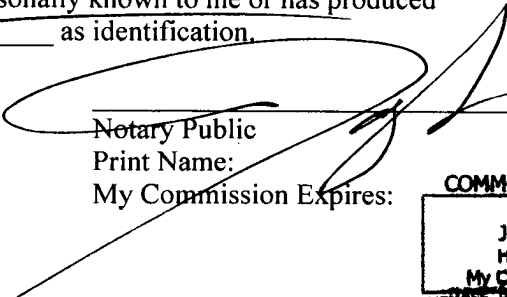
Signature: 
Print Name: Tia Kobdzick

Signature: 
Print Name: Juliette Glaz

STATE OF Pennsylvania

COUNTY OF ALLEGHENY

THE FOREGOING INSTRUMENT was acknowledged before me this 18 day of NOV, 2013
by Christopher Daniel, as AUP of ServiceLink LLC as Attorney in Fact for CitiMortgage, Inc., He/She is personally known to me or has produced _____ as identification.


Notary Public
Print Name:
My Commission Expires:

