

This instrument was prepared by:
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Choice Legal Group, P.A.
1901 W Cypress Creek Road, 3rd Floor
Ft. Lauderdale, FL 33309

Revised 10/06/93
FL (conventional)
REO # A131SGY
Folio# 33-38-01-00004-0000-00002

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of January, 2014, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and GEORGE L. STRANICK of 1992 WEST HAMPTON COURT, VERO BEACH, FL 32966 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of INDIAN RIVER, State of Florida, to-wit:

LOT 2, WESTGATE COLONY SUBDIVISION UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 35, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

The property is commonly known as 2115 79TH COURT, VERO BEACH FL 32966.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this 10th day of January, 2014.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$64,800.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$64,800.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Signed, sealed and delivered
In the presence of:

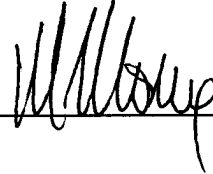
Sean Findley
Witness

Sean Findley
Printed Witness Name

VM
Witness

Victor Simpson
Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 

MITCHELL E. MONROE as
Authorized Signatory for Choice
Legal Group, P.A., as
Attorney-in-Fact for FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MITCHELL E. MONROE as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for 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 corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 10 day of

January 2013
Sean Findley

Notary Public, Florida
My Commission Expires:
(SEAL)

