

Prepared by and return to:
MARINOSCI LAW GROUP PC
100 WEST CYPRESS CREEK RD #1045
FT. LAUDERDALE, FL 33309
File Number 11-01274

Special Warranty Deed

This Special Warranty Deed made this 2 DAY OF August 2013 between WELLS FARGO BANK NA whose address is 1 HOME CAMPUS, DES MOINES, IA 50328, grantor, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT whose address is 4400 WILL ROGER PARKWAY SUITE 300 OKLAHOMA CITY, OK 73108 C/O MCB-MICHAELSON, CONNOR, & BOUL, 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 \$10.00 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in INDIAN RIVER County, Florida, to-wit:

LOT 24, ROSEWOOD SCHOOL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PROPERTY ADDRESS: 1676 40TH AVENUE, VERO BEACH, FLORIDA 32960

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Pursuant to Fla. Admin. Code § 12B-4.014, a Conveyance from bank, savings, and loan association or other mortgagee to federal agency pursuant to a contract of guaranty is not taxable.

IN WITNESS WHEREOF, GRANTOR has signed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WELLS FARGO BANK, NA

By: 

Name: DAPHNE BLUM TAKO, ESQ

Its: ATTORNEY-IN-FACT

Witness: 

Name: 

Witness: 

Name: 

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Florida }
COUNTY OF Broward

S.S.

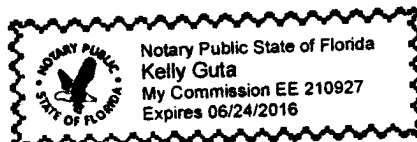
On August 2 2013 before me, Kelly Guta, a Notary Public in and for said state, personally appeared Daphne Blum Tako as Attorney-In-Fact for Wells Fargo Bank, NA who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature: 

Print Name: Kelly Guta



INSTR # 2012000269569, Doc Type POA, Pages 1, Recorded 12/10/2012 at 09:29 AM,
 Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee \$10.00 Deputy
 Clerk CMASSEY

LIMITED POWER OF ATTORNEY

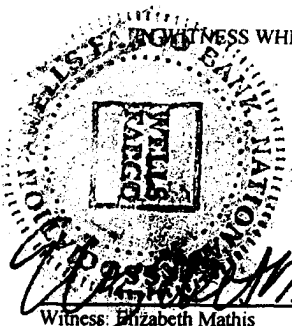
KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint **DAAPHNE BLUM TAKO, ESQ** of the firm of **MARINOSCI LAW GROUP, PC 100 WEST CYPRESS CREEK ROAD SUITE 1045 FORT LAUDERDALE, FL 33309**, individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

The execution, acknowledgment, recording and delivery of Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development or where the owner of the loan is Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, and Deeds and assignment of foreclosure bids to the investor on mortgage loans in which Wells Fargo Bank N.A. is the beneficiary of record of the Mortgage.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause to be done by virtue of these presents. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until December 31, 2015 or such time as Wells Fargo Bank N.A. or its successor revokes it in writing.



Melissa Broomé
 Witness: Melissa Broomé

Wells Fargo Bank N.A.

Signed: *Beena Menon*

Printed name:

Beena Menon

Title:

Senior Vice President

STATE OF South Carolina)

COUNTY OF York)

) ss.

This is to certify that on the 20th day of November, 2012, before me, a notary public in and for the State of South Carolina personally appeared Beena Menon whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that s/he, being informed of the contents thereof, s/he executed the foregoing document as Senior Vice President of Wells Fargo Bank N.A., voluntarily for and as the act of said corporation, acting in said capacity, as aforesaid.

Given under my hand this 20th day of November, 2012.



Randy P. Jones
 Notary public in and for: *SC*

My commission expires: 9-1-2016