

Prepared by and Return to:  
Kass Shuler, P.A.  
Richard S. McIver, Esquire  
1505 N. Florida Avenue  
Tampa, Florida 33602

Our File Number: REO-141214

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Hillsborough )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 23<sup>rd</sup> day of July, 2014, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean, Virginia 22102, party of the first part, and **PATRICK MORONE, a married person**, whose mailing address is: 7625 NW 71ST TER, Pompano Beach, Florida 33067, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Lot 5 and the West 25 feet of Lot 6, and the East 10 feet of Lot 4, Block 7, Vero Beach Estates, according to the plat thereof, recorded in Plat Book 5, Page 8, of the Public Records of Saint Lucie (now Indian River) County, Florida.**

**Parcel No. 32403200006007000004.0      AKA: 748 Banyan Rd, Vero Beach, Florida 32963**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for 2014 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 party of the first part hereby covenants with said party of the second part, 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 party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present as of the date first set forth above.

Signed, sealed and delivered  
in the presence of:

Samantha Brennan  
Witness signature

Samantha Brennan  
Print witness name


Musand Wger  
Witness signature

**ALEKSANDRA D. ZWERGER**

Print witness name

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION**

By: Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A.  
n/k/a Kass Shuler, P.A.  
Its Attorney in Fact\*

By:   
Print Name: Peter Baker  
Title: an authorized signatory

**Peter Baker** (Corporate Seal)  
**Federal Home Loan Mortgage Corporation**  
By Kass Shuler, P.A. As Its Attorney-In-Fact

State of Florida :

:ss.

County of Hillsborough :

THE FOREGOING INSTRUMENT was acknowledged before me this 23 day of July, 2014, by Peter Baker, an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation who is personally known to me.

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Notary Public

**ALEKSANDRA D. ZWERGER**

Print Notary Name

My Commission Expires: 7/23/2018

Notary Seal



\*Limited Power of Attorney for Authorized Signatory is recorded in Official Records Book 20604, Page 1298, Public Records of Hillsborough County, Florida.