

**Prepared By and Return To:**

Anne Origlio on behalf of Douglas C. Zahm, PA  
Consumer Title & Escrow Services, Inc.  
4585 140th Avenue N., Ste 1006  
Clearwater, FL 33762

**File No.** 14-1169

**Property Appraiser's Parcel I.D. (folio) Number(s)**

33391100036000000236.0

SP \$145,000.<sup>00</sup>

D \$1015.<sup>00</sup>

**SPECIAL WARRANTY DEED**

\* THIS SPECIAL WARRANTY DEED made this 2 day of December, 2014, by Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, and having its principal place of business at P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the grantor and Farid Bamdad a married man whose post office address is 5358 Sideburn Road, Fairfax, Virginia 22032, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Indian River, Florida, viz:

Unit 236, WATERFORD LAKES SUBDIVISION, PHASE III, according to the plat thereof, as recorded in Plat Book 17, Page 60, Public Records of Indian River County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby 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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$174,000.00 for a period of 3 months from 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 \$174,000.00 for a period of 3 months from the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

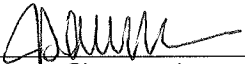
This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

# SPECIAL WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:


  
(Witness Signature)

JUL PALECHAK  
(Print Name of Witness)

Marcia Higgins  
(Witness Signature)

Marcia Higgins  
(Print Name of Witness)

Fannie Mae A/K/A Federal National Mortgage Association by Douglas C. Zahm, P.A. as Attorney-In-Fact

BY:   
**Terissa M. Rothman**  
authorized signatory for Douglas C. Zahm, P.A., as attorney in fact

Address:

P.O. Box 650043


Dallas, TX 75265-0043

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 2 day of December, 2014 by Terissa M. Rothman as authorized signatory on behalf of Douglas C. Zahm, P.A., Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is (X) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Marcia A. Higgins  
Notary Public

Expires 5/19/2018  
Comm# FF124345  
NOTARY PUBLIC  
STATE OF FLORIDA  
Marcia A. Higgins

 Marcia A. Higgins  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF124345  
Expires 5/19/2018