

Prepared By:  
Richard S. McIver, Esquire  
Kass Shuler, PA  
PO Box 800  
Tampa, FL 33601  
File No: 152652  
Parcel No.: 33390400034000000015.0

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 24<sup>th</sup> day of August, 2016, between Federal Home Loan Mortgage Corporation, whose mailing address is 8200 Jones Branch Dr, Mc Lean, VA 22102, herein called Grantor, and Hugh O'Donnell, an unmarried man, and Rebecca Walsh, an unmarried woman, whose mailing address is 1725 Cassville Avenue, Vero Beach, FL 32966, herein called Grantee,

(When used in this instrument, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural)

**WITNESSETH:** Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs, legal representatives, successors and assigns, all that certain land, situate in Indian River County, Florida, to wit:

**Lot 15, Old Savannah Subdivision, according to the Plat thereof, recorded in Plat Book 17, Page(s) 35, of the Public Records of Indian River County, Florida.**

**AKA: 1725 Cassville Avenue, Vero Beach, FL 32966**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for the current year 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 Grantor hereby covenants with said Grantee, 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, and 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 Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE ON FOLLOWING PAGE]

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

*Signed, sealed and delivered in our presence:*

*Neshia Perry*  
 Witness  
 Printed Name Neshia Perry

**Grantor:**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., as Its Attorney in Fact, pursuant to Limited Power of Attorney recorded May 31, 2012, in O.R. Book 21152, Page 440, and Affidavit in support thereof recorded June 30, 2016, in O.R. Book 24200, Page 187, both of the Public Records of Hillsborough County, Florida.

*Aleksandra D. Zwerger*  
 Witness  
 Printed Name ALEKSANDRA D. ZWERGER

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

**Federal Home Loan Mortgage Corporation**  
**By Kass Shuler, P.A. As Its Attorney-In-Fact**

State of FLORIDA  
 County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24 day of August, 2016, by Peter Baker as 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.



*Aleksandra D. Zwerger*  
 Notary Public ALEKSANDRA D. ZWERGER  
 Print Name:  
 My Commission No.: 7123/2017

# Old Savannah Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd. Vero Beach, FL 32962

Phone (772) 567-0808 ~ Fax (772) 567-2551

Jeff@ARChoice.com ~ Gina@ARChoice.com

## Certificate of Approval

This is to Certify that **Hugh O'Donnell and Rebecca Walsh** has/ have been approved by the Old Savannah Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. 1725 CASSVILLE AVE.

The Board of Directors of Old Savannah Property Owners Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 22 day of August, 20 16

Old Savannah Property  
Owners Association, Inc.

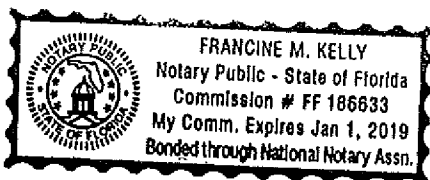
By

Jeff Devore  
Managing Agent

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 22 day of

August, 20 16 by Jeffrey Devore  
Who is personally known to me or has presented proof that he/she is Managing Agent of Old Savannah Property Owners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

DMK  
1/1/19

My Commission expires: