

Prepared by and Return to:

Colleen E. Lehmann
New House Title, L.L.C.
4919 Memorial Highway, Suite 135
Tampa, Florida 33634

File Number: R16049063

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 16th day of December , 2016, between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and Brenda K. Fochtman, a single person whose post office address is 1727 Hwy A1A #204, Vero Beach, FL 32963, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

UNIT 204, 1727 A1A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2011, AT PAGE 1311, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO,

Parcel Identification Number: 33400500033000000204.0

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on November 18, 2016 in Official Records Book 24531, Page 437-438, of the Public Records of Hillsborough County, Florida.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

[Handwritten signature of Connie Moore]

Witness Name: Connie Moore

Fannie Mae a/k/a Federal National Mortgage Association

By New House Title, LLC

as attorney in fact by virtue of a Power of Attorney recorded in Hillsborough County at Official Record Book 24531, Page 437-438

[Handwritten signature of Kellie Fox]

Witness Name: Kellie Fox

[Handwritten signature of Stephanie Grosso]

By: Stephanie Grosso
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 16th day of December, 2016, by Stephanie Grosso, authorized signor for New House Title, LLC, as attorney in fact for Federal National Mortgage Association, A/K/A Fannie Mae who () is/are personally known to me or () has/have produced as identification.

(SEAL)



[Handwritten signature of Connie Moore]
Notary Public
Printed Name: Connie Moore
My Commission Expires: _____

EXHIBIT A

New House Title, LLC.


Corporate Resolution

It is hereby resolved this 12th day of December, 2016 that the following individuals are authorized to sign as Attorney-in-Fact for Federal National Mortgage Association A/K/A Fannie Mae under the Limited Power of Attorney recorded on November 18, 2016 in Official Records Book 24531, Pages 437-438, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
RONALD R. WOLFE
COLLEEN E. LEHMANN
STEPHANIE GROSSO
LORI HORNE
STARLA WILSON

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nun pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 12th DAY OF DECEMBER, 2016.



Ronald B. Wolfe, Managing Partner
