

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: FM-FL665515

Mail Tax Statements to:

Carol Rinaldo
1826 31st Avenue
Vero Beach, FL 32960

Prepared By:

Matthew Lucas
National Signing Solutions, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

Property Tax ID#: 33-39-03-00015-0010-00015/0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 18th day of November, 2020, by **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose post office address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, to **CAROL RINALDO, A MARRIED WOMAN, AND TYLER ALBERT, AN UNMARRIED MAN**, whose post office address is 1826 31st Avenue, Vero Beach, FL 32960, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS (\$107,000.00), and other 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, personal representatives, administrators, successors and assigns forever, the following described land located in the County of Indian River, State of Florida, to-wit:

The following described land in the County of Indian River, Florida, to wit:

Lot 15, Block 1, Belmont Park, according to the plat thereof recorded in Plat Book 3, Page 92, Public Records of Indian River County, Florida. Said land lying and being in the City of Vero Beach, Indian River County, Florida.

Commonly known as: 1826 31st Avenue, Vero Beach, FL 32960

Parcel ID #: 33-39-03-00015-0010-00015/0

SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, if any; taxes for the current and subsequent tax years.


TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor does hereby covenant with the 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 does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first written above.

Fannie Mae a/k/a Federal National Mortgage Association
By: Vantage Point Title, Inc. as attorney in fact




Name: Mark Geiger
Title: Vice President

Power of Attorney recorded March 24, 2020 in Book 20934 Page 1678, Official Records of Pinellas County, FL

Signed, sealed and delivered in our presence:

WITNESSES:


Witness Name: Alex Swessner

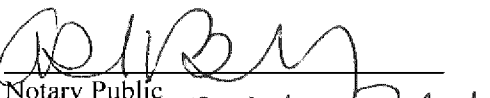


Witness Name: Ashlee Berry

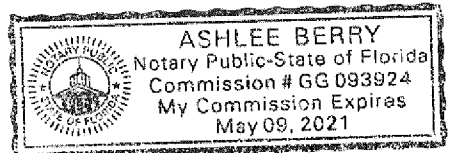
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of November, 2020, by Mark Geiger, as Vice President of Vantage Point Title, Inc. as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association. He is personally known to me or has produced _____ as identification.

(Notary Seal)



Notary Public
Printed Name: Ashlee Berry
My Commission Expires: 5-9-21



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.