

**Return to:**

BENJAMIN J. BYRD  
1277 LAKE ASBURY DRIVE  
GREEN COVE SPRINGS, FL 32043

**This Instrument Prepared by:**

Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031

Property Appraiser's Parcel  
ID #: 38-05-25-010036-000-00

This space reserved for Clerk's use.

T11-023869

**SPECIAL WARRANTY DEED**

This Indenture, Made this 8/16/11, Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is  
14221 DALLAS PKWY #1000, DALLAS, TX 75254 hereinafter called the "Grantor"\*, and

BENJAMIN J. BYRD, A MARRIED MAN  
whose post office address is: 1277 LAKE ASBURY DRIVE, GREEN COVE SPRINGS, FL 32043, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$131,250.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in CLAY County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 3238, Page 1246, Recorded: 09/08/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.  
See, 12 U.S.C. 1723a (c)(2).

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$157,500.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$157,500.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE 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.**

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Steve Santaro  
Witness Name: Steve Santaro

Michael Cordamone  
Witness Name: Michael Cordamone

FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

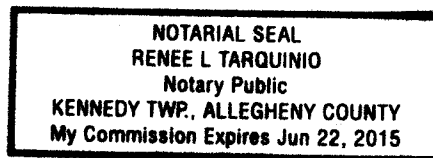
BY: Jeanette M. Shaffer  
JEANETTE M. SHAFFER, AUTHORIZED  
REPRESENTATIVE OF NATIONAL REAL ESTATE  
INFORMATION SERVICES, LP AS POWER OF  
ATTORNEY RECORDED ON 08/26/2010 IN BOOK  
617 AND PAGE 561 RECORDED IN ALLEGHENY  
COUNTY, COMMONWEALTH OF  
PENNSYLVANIA

State of Pennsylvania )  
County of Allegheny ) ss.

The foregoing instrument was acknowledged by me this 8/17/11, by: JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

Renee L. Tarquinio (SEAL)  
Notary Public  
State of Pennsylvania  
My Commission Expires: 6/22/15

Our File No. ANA201119270



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING PROPERTY IN CLAY COUNTY, FLORIDA:

LOT 27, LAKE ASBURY, UNIT 18, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 2 AND 3 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 38-05-25-010036-000-00

PROPERTY COMMONLY KNOWN AS: 1277 LAKE ASBURY DRIVE, GREEN COVE SPRINGS, FL 32043