

Prepared By:

David W. Leskar, Esq.

Buyer's Title, Inc.

100 NW 70th Avenue

Plantation, FL 33317

incidental to the issuance of a title insurance policy

File Number: 13-6205

Parcel ID #: 06-04-25-007869-803-59

3625-D Creswick Cir, Orange Park, FL 32067

Please Return To:
Shepard & Leskar, P.A.
100 NW 70th Ave.
Plantation, FL 33317
13-6205

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated November 19, 2013 by Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose post office address is: 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 hereinafter called the GRANTOR, to Beth Ellen Dana whose post office address is: 123 Pueblo Road, Gaithersburg, Maryland 20878 hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Clay County, Florida, viz:

Lot 25D, BRIAR OAK AT OAKLEAF PLANTATION, according to the plat thereof, as recorded in Plat Book 47, Pages 34 through 40, of the Public Records of Clay County, Florida.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$132,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT GREATER THAN \$132,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF 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.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 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.

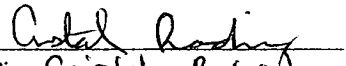
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE 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; 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 said GRANTOR.


IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: 
Print Name: Chad Brown

Signature: 
Print Name: Cristaly Rodriguez


Federal National Mortgage Association a/k/a Fannie Mae


By: Andrew L. Fivecoat as Authorized Signing Officer for the
Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact
under Power of Attorney recorded in OR Book 22261 Page
403 of the Public Records of Hillsborough County, Florida
Signing Authority recorded in
OR Book 22269 page 760 of
Hillsborough County, Florida.

State of Florida
County of Hillsborough

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on November 19, 2013 by: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States of America** on behalf of the corporation. He is personally known to me or who has produced a **driver's license** as identification.

Notary Seal

Signature: 
Print Name: _____



CRISTALY RODRIGUEZ
MY COMMISSION # EE 657599
EXPIRES: December 19, 2016
Banded thru Budget Notary Services

SWD - : 3625-D Creswick Cir, Orange Park, Florida 32065