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RETURN TO: **SUNBELT TITLE AGENCY**
2170 W. STATE RD 434, STE 450
LONGWOOD, FL 32779

Prepared By:
Josiane Hage
Buyer's Title, Inc.
100 NW 70th Avenue
Plantation, FL 33317
incidental to the issuance of a title insurance policy.
File Number: **12-2951**
Parcel ID #: **2033-03-0012**
3830 Wolverine Street, Sarasota, FL 34232

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012143097 2 PGS

2012 NOV 01 02:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

RECTRAIN Receipt#1554106

Doc Stamp-Deed: 456.40



SPECIAL WARRANTY DEED (CORPORATE)

This SPECIAL WARRANTY DEED, dated October 25, 2012 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 Richard Horn and Beverly Horn, husband and wife whose post office address is: 3830 Wolverine Street, Sarasota, Florida 34232 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 Sarasota County, Florida, viz:

Lot 5, Block 2, EASTWOOD OAKS SUBDIVISION, UNIT #4, as per plat thereof, recorded in Plat Book 12, Pages 25 and 25A, Public Records of Sarasota County, Florida.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAT \$74,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEESHALL ALSO BE PROHIBITED FROM EMCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$74,400.00 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.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2012 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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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: Naomi Winfield
Print Name: Naomi Winfield

Signature: Sandy Miranda
Print Name: Sandy Miranda

Federal National Mortgage Association a/k/a Fannie Mae

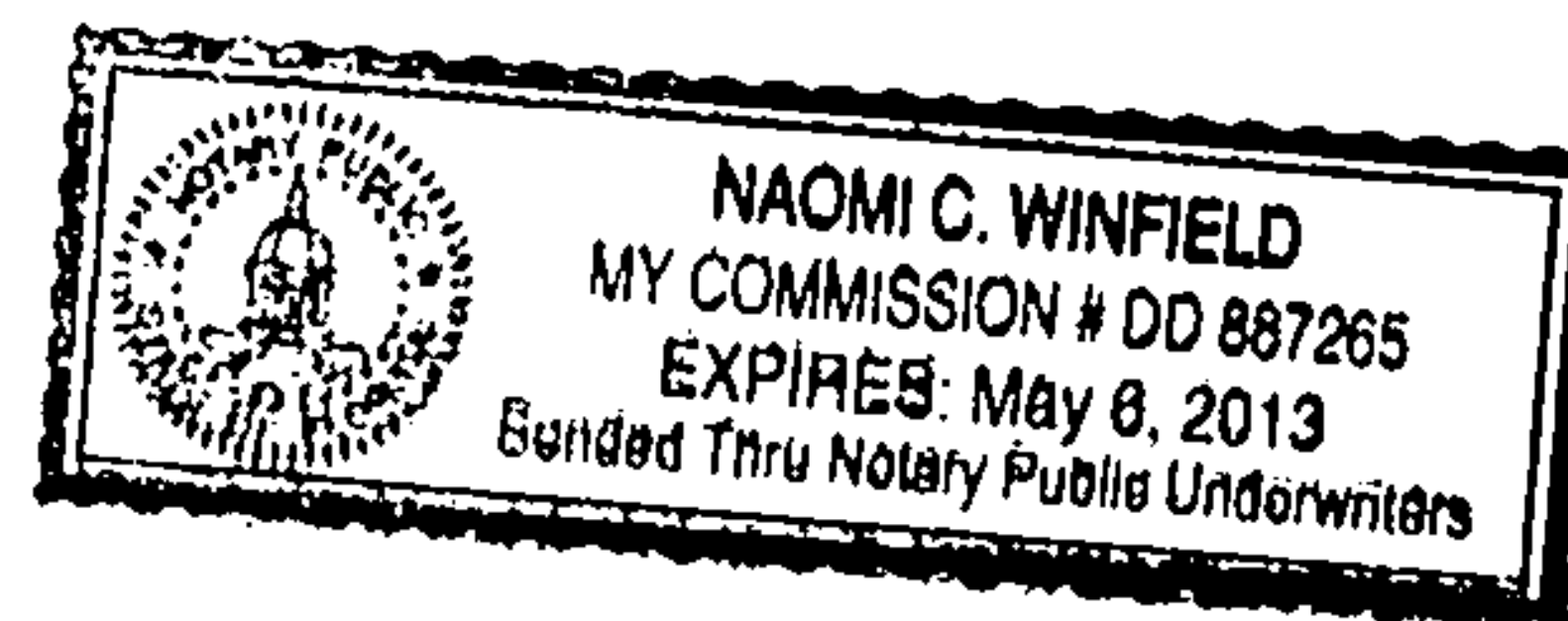
By: Barbara Nash, as Limited Signing Officer for the Law
Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact
under Power of Attorney recorded in Instrument #
2011048639

State of Florida
County of Broward

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on October 25 2012 by: Barbara Nash, as Limited 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. She is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: Naomi Winfield
Print Name:



SWD - : 3830 Wolverine Street, Sarasota, Florida 34232