

Watson Title Insurance Agency, Inc.  
1901 West Cypress Creek Road  
3rd Floor  
Fort Lauderdale, FL 33309

RECORD AND  
RETURN TO

This instrument was prepared by:  
Jackie Smith  
Law Offices of Marshall C. Watson, P.A.  
1901 W Cypress Creek Road, 3rd Floor  
Ft. Lauderdale, FL 33309

Revised 10/06/93  
FL (conventional)  
REO # A08J310  
Folio# ~~47E19360220009600030~~

1719360220009600030

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 23rd day of February, 2009, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and LYNNE DELARCO of 5251 N SIERRA VISTA DRIVE, CRYSTAL RIVER, FL 34428 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of CITRUS, State of Florida, to-wit:

LOT 3:

COMMENCE AT THE SE CORNER OF LOT 96, GREEN ACRES ADDITION NO. 2, AS RECORDED IN PLAT BOOK 5, PAGES 34 AND 35, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N. 0°21'51" E., ALONG THE EAST LINE OF SAID LOT 96 A DISTANCE OF 322.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 0°21'51" E., ALONG SAID EAST LINE A DISTANCE OF 161.03 FEET; THENCE S. 88°22'22" W. PARALLEL TO THE SOUTH LINE OF SAID LOT 96 A DISTANCE OF 167.25 FEET ; THENCE S. 0°21'15" W., 161.03 FEET; THENCE N. 88°22'22" E., PARALLEL TO SAID SOUTH LINE A DISTANCE OF 167.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 15-FOOT WIDE EASEMENT ALONG THE WEST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY. TOGETHER WITH EASEMENT AS RECORDED IN O.R. BOOK 1465, PAGE 1518, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

TOGETHER WITH A 2002 TITAN DOUBLE WIDE MOBILE SERIES # FLHMLCN164825531 A&B, LOCATED ON THE PREMISES.

The property is commonly known as 5041 S. ORWELL POINT, HOMOSASSA FL 34446.

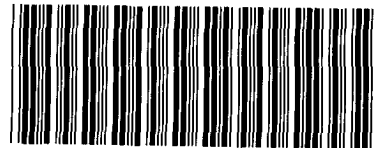
TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this 23rd day of February, 2009.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$44,400.00 A PERIOD OF THREE MONTHS 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 \$44,400.00 FOR A PERIOD OF THREE MONTHS 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.



2009008948 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$259.00  
# 2009008948 BK:2270 PG:2212  
02/27/2009 03:36 PM 2 PGS  
BTENNEY,DC Receipt #006076

28-08501  
Delarco

Signed, sealed and delivered  
In the presence of:

Witness [Signature]  
Printed Witness Name Jackie Smith

Witness [Signature]  
Printed Witness Name L MARTINEZ

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: [Signature]

Maureen Cabra as Authorized  
Signatory for Law Offices of Marshall  
C. Watson, P.A., as Attorney-in-Fact  
for FANNIE MAE a/k/a FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION

STATE OF FLORIDA)) ss.  
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Maureen Cabra as Authorized Signatory for Law Offices of Marshall C. Watson, P.A., as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 23rd day of February, 2009.

[Signature]  
Notary Public, Florida  
My Commission Expires:  
(SEAL)

