

Prepared By and Return To:

Douglas C. Zahm c/o
Consumer Title & Escrow Services, Inc.
4585 140th Avenue N., Ste 1006
Clearwater, FL 33762

File No. 14-0865

Property Appraiser's Parcel I.D. (folio) Number(s)

1466351

SP \$30,000-
D \$210.-

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of September, 2014 by Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, and having its principal place of business at P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the grantor and Ronald Mighell and Leslee Mighell, husband and wife husband and wife whose post office address is 3360 E. Dale Court, Hernando, FL 34442, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Citrus County, Florida, viz:

Lot 28, Block 25, BEVERLY HILLS, UNIT 2, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 96 through 98, inclusive, of the Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the grantor hereby covenants with 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; and hereby 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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$36,000.00 for a period of 3 months from the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$36,000.00 for a period of 3 months from 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

*** By Virtue of the Power of Attorney recorded
in this county in Doc# 2014012213 ;
OR Book 2611, Page 1570 as reference
for recording this Deed.**

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
(Witness Signature)

DAWN M. BELT

(Print Name of Witness)

[Signature]
(Witness Signature)

Crystal Woods

(Print Name of Witness)

Fannie Mae A/K/A Federal National Mortgage Association by Douglas C. Zahm, P.A. as Attorney-in-Fact

BY: [Signature]

authorized signatory for Douglas C.

CRISTA TUMMINIA

Zahm, P.A., as attorney in fact

Address:

P.O. Box 650043

Dallas, TX 75265-0043

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 30th day of September, 2014 by **CRISTA TUMMINIA** as authorized signatory on behalf of Douglas C. Zahm, P.A., Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is (X) personally known to me or () has produced _____ as identification.

[Signature]
Notary Public



Dawn M. Belt
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF141838
Expires 7/14/2018