

Prepared by and Return to:

Colleen E. Lehmann

New House Title, L.L.C.

4919 Memorial Highway, Suite 160

Tampa, Florida 33634

File Number: R14043221

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 11th day of Sept., 2015,
between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is P.O.
Box 650043, Dallas, Texas 75265-0043, grantor, and John Villegas, a single person, whose post office
address is 4233 Wegg Avenue, East Chicago, IN, 46312, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and
grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie
County, Florida, to-wit:

LOT 2, BLOCK 1828, PORT ST. LUCIE, SECTION THIRTY FIVE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 10, 10A THROUGH 10P,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel Identification Number: 3420-670-1996-000-3

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for
value for a sales price of greater than \$210,000.00, for a period of 3 month(s) 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 of greater than \$210,000.00 for a period of 3 month(s) 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.

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough
County, Florida on December 6th, 2013, in Official Records Book 22297, Page 552-553, of the Public
Records of Hillsborough County, Florida.

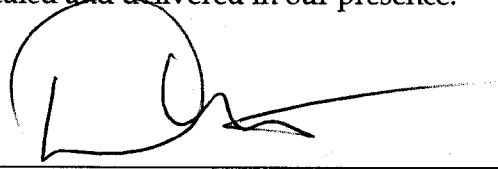
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

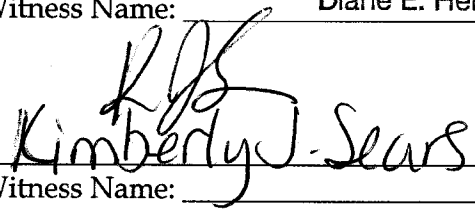
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

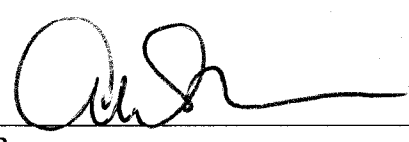


Witness Name: Diane E. Helvey



Witness Name: _____

Fannie Mae a/k/a Federal National Mortgage Association
By Ronald R. Wolfe & Associates, P.L.
as attorney in fact



By: Andrea Somers
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 11th day of Sept., 2015,
by Andrea Somers, authorized signor for Ronald R. Wolfe & Associates, P.L., as
attorney in fact for Federal National Mortgage Association, A/K/A Fannie Mae who (☒) is/are
personally known to me or (____) has/have produced _____ as identification.

(SEAL)



Notary Public _____
Printed Name: Diane E. Helvey
My Commission Expires: _____

EXHIBIT A

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

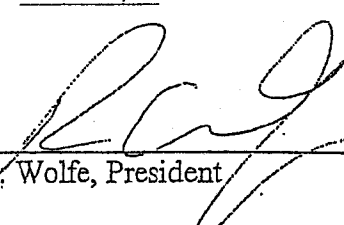
It is hereby resolved this 8 day of July, 2015 that the following individuals are authorized to sign as Attorney-in-Fact for Federal National Mortgage Association A/K/A Fannie Mae under the Limited Power of Attorney recorded on December 6, 2013 in Official Records Book 22297, Pages 552-553, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
ANDREA SOMERS
STEPHANIE GROSSO
LORI HORNE

ANNE M. CORDELL
COLLEEN E. LEHMANN
JOSEPH R. RUSHING
KENNETH B. PORTER

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 8 DAY OF JULY, 2015.



Ronald R. Wolfe, President