

HERITAGE TITLE INSURANCE AGENCY, INC.

110 S.E. 6TH STREET 15TH FLOOR
FORT LAUDERDALE FL 33301

Prepared by and return to:

John. M. Mullin, Esq.

Tripp Scott PA

110S.E. 6th Street, Suite 1500

Fort Lauderdale, FL 33301

(954)525-7500

File No.: A130DYS

Will Call No.:

----- [Space Above This Line For Recording Data] -----

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 18 day of **June, 2013** between **Federal National Mortgage Association AKA Fannie Mae** whose post office address is **450 American Street, Simi Valley, CA 93065**, grantor, and **Paolo Falduto** whose post office address is **2904 Lincoln Avenue, Oceanside, NY 11572**, 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 **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 **Flagler County, Florida**, to-wit:

Unit 14L of **PALM POINTE I**, a Condominium Association, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1233, Page 1080, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 12-12-30-5070-00000-14L0

GRANTOR HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALE PRICE OF GREATER THAN \$51,600.00 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 OF GREATER THAN \$51,600.00 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.

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 first above written.

Signed, sealed and delivered in our presence:

Patricia L. Southard
Witness Name: Patricia L. Southard

Federal National Mortgage Association AKA Fannie Mae

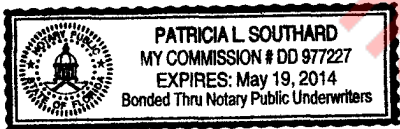
By: Tripp Scott, PA as Attorney in Fact

Patricia A. Terrell
Witness Name: PATRICIA A. TERRELL

By: Matthew Zifrony, Director *6/18/13 Direct Tripp S. PA*

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 18 day of June, 2013 by Matthew Zifrony, Director of Tripp Scott PA, as Attorney in Fact, on behalf of the corporation for Federal National Mortgage Association a/k/a Fannie Mae. He/she is personally known to me or has produced a driver's license as identification.



Patricia L. Southard
Notary Public

Printed Name: _____

My Commission Expires: _____

Unofficial Copy

Flavia Tanner

From: Albert Esposito [albertesposito@gmail.com]
Sent: Friday, May 17, 2013 1:26 PM
To: Flavia Tanner
Subject: FW: Board Approval regarding Purchase Application for Palm Pointe 14-L

See note below. Thanks.

-----Original Message-----

From: Lee Brown [mailto:LBrown@ssmgroupinc.com]
Sent: Tuesday, May 14, 2013 1:47 PM
To: Albert Esposito
Subject: Board Approval regarding Purchase Application for Palm Pointe 14-L

Mr. Esposito,

This is notification that the Purchase Approval Application for Unit 14-L/Palm Pointe I has been approved. Please let me know you received this email.

Thank you,

Lee Brown

Southern States Management Group, Inc.
2 Camino Del Mar | Palm Coast, FL 32137 | www.ssmgroupinc.com
Tel: 386-446-6333 | Toll-free: (800) 439-9408 | Fax: 386-446-1830

-----Original Message-----

From: Albert Esposito [mailto:albertesposito@gmail.com]

Unofficial Copy