

This Document Prepared By:  
ServiceLink, LLC  
1200 Cherrington Parkway  
Moon Township, PA 15108

**Parcel ID #: 07-11-31-7016-0110-0080**

Return To:  
ServiceLink, LLC  
1200 Cherrington Parkway  
Moon Township, PA 15108  
SL # 3284340  
**REO ID # A131CFP**

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, dated 8-19-14 by Fannie Mae a/k/a Federal National Mortgage Association, whose post office address is P.O. Box 650043, Dallas, TX 75265, hereinafter called the GRANTOR, to Franklin Run LLC, whose post office address is 4044 West Lake Mary Blvd 104-256, Lake Mary, FL 32746, hereinafter called the GRANTEE:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 182,640.00 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 \$ 182,640.00 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.

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 **One Hundred Fifty Two Thousand Two Hundred and 00/100 Dollars (\$ 152,200.00)**, 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 **Flager County, FLORIDA**, viz:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 8, BLOCK 11, OF PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 16, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED ON PLAT BOOK 6, PAGES 81 THROUGH 86, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Commonly known as **16 Covington Ln, Palm Coast, FL 32137**

Being the same premises which Clerk of the Circuit Court, in Flager County, recorded 10/21/2013 in Document No. Book 1971 Page 677 granted and conveyed to **Fannie Mae a/k/a Federal National Mortgage Association.**

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Fannie Mae a/k/a Federal National Mortgage Association  
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney-in-Fact

By: Kimberly A. Arndt  
Its: AVP Kimberly A. Arndt

Signature: [Signature]  
Print Name: Fobi McCoy

Signature: [Signature]  
Print Name: Shawn Perring

STATE OF **Pennsylvania**  
COUNTY OF **ALLEGHENY**

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of Aug, 2014 by Kimberly A. Arndt, as a duly authorized Assistant Vice President of ServiceLink, a Division of Chicago Title Insurance Company, the Attorney-in-Fact for **Fannie Mae a/k/a Federal National Mortgage Association**. He/She is ~~personally known to me~~ or has produced \_\_\_\_\_ as identification.

(SEAL)

Mary M. Goddard  
Notary Public  
Print Name: **Mary Goddard**  
My Commission Expires: 9-4-17

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary M. Goddard, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires Sept. 4, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES