

2/3

Prepared by:

Crystal Luntsford  
New House Title, L.L.C.  
4805 Independence Parkway, Ste. 250  
Tampa, FL 33634

File Number: R10009717

Return to:

New House Title  
P.O. Box 20328  
Tampa, Florida 33663-1385

R-ENV

~~\$20,000.00~~

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 8<sup>th</sup> day of DECEMBER, 2010,  
between **Federal National Mortgage Association** whose post office address is P.O. Box 650043, Dallas,  
Texas 75265-0043, grantor, and **Florida Eagle Investments, LLC., a Florida Limited Liability Company**  
, whose post office address is **18420 Lansford Drive, Hudson, FL 34667**, 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 **Hernando  
County, Florida**, to-wit:

**LOT W-614, WEEKI WACHEE WOODLANDS, UNIT 1, ACCORDING TO THE PLAT  
THERETO AS RECORDED IN PLAT BOOK 6, PAGES 88-89, OF THE PUBLIC RECORDS  
OF HERNANDO COUNTY, FLORIDA.**

**Parcel Identification Number: R15 223 17 4230 0000 6140**

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for  
value for a sales price of greater than \$24,000.00, for a period of 3.00 month(s) 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 \$24,000.00 for a period of 3.00 month(s) 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.

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough

County, Florida on November 13<sup>th</sup>, 2008, in Official Records Book 18959, Page 969-970, of the Public Records of Hillsborough County, Florida.

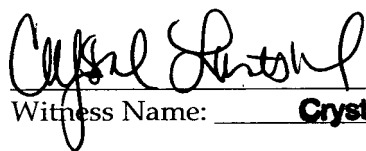
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

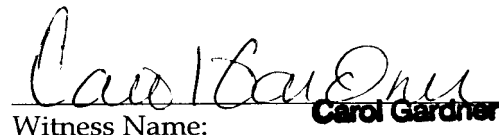
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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: Crystal Luntsford



Witness Name: Carol Gardner

Federal National Mortgage Association  
By Florida Default Law Group  
as attorney in fact

  
By: William D. Poirier Jr.  
Its authorized signor

State of Florida

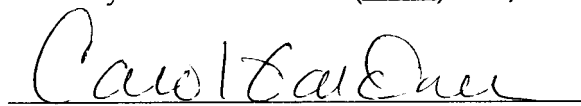
County of Hillsborough

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2010, by William D. Poirier Jr. as Authorized Signor of the Florida Default Law Group, on behalf of the corporation, who (☒) is/are personally known to me or (☐) has/have produced \_\_\_\_\_ as identification.

(SEAL)



CAROL GARDNER  
MY COMMISSION # DD 926713  
EXPIRES: September 27, 2013  
Bonded Thru Budget Notary Services

  
Notary Public Carol Gardner  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_