

This instrument was prepared by:
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File Number: 39878-51
Revised 10/06/93
FL (conventional)
REO# A140173
Folio# R08 223 19 2433 0000 0277

SPECIAL WARRANTY DEED

THIS INDENTURE, made July 11, 2014, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE , PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and Debra Bence, a single woman of : 4259 Caskie Place, Brooksville, FL, 34604 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of Hernando, State of Florida, to-wit:

Lot 277, HERNANDO OAKS PHASE TWO, according to the Plat thereof, as recorded in Plat Book 36, Page 10, of the Public Records of Hernando County, Florida.

The property is commonly known as 4259 Caskie Place, Brooksville, FL 34604

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this July 11, 2014.

Signed, sealed and delivered

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

In the presence of:

Witness

[Handwritten signature]
George Perera

Printed Witness Name

Witness

[Handwritten signature]
K Randazzo

Printed Witness Name

By:

[Handwritten signature]

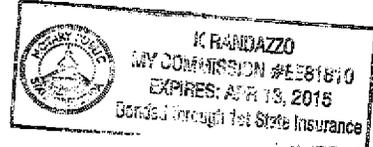
Caryn A. Graham, ESQ. as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the state and County aforesaid to take acknowledgements, personally appeared Caryn A. Graham, ESQ. as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, the 11th day of July, 2014.

[Handwritten signature]
Notary Public, Florida
My Commission Expires:
(Seal)



DOC # 20130603819 B: 10664 P: 1229
11/14/2013 09:49 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Choice Legal Group, P.A., organized under the laws of the state of Florida, with an office for the conduct of business at 1800 NW 49th Street, Suite 120, Fort Lauderdale, Florida 33309, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the state of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

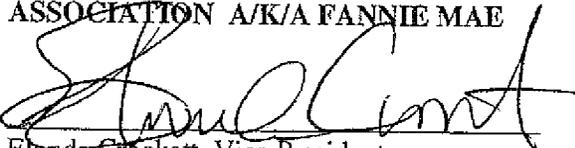
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. September 30, 2016; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 8th day of November, 2013.



 Gina Dennis, Witness

FEDERAL NATIONAL MORTGAGE
 ASSOCIATION A/K/A FANNIE MAE


 Elonda Crockett, Vice President



 Danael Broussard, Witness

ATTEST: [SEAL]

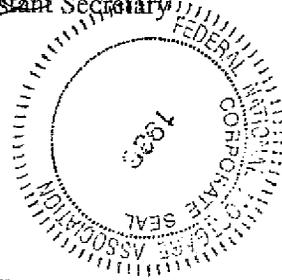

 Cindy Dolezal, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 8th day of November, 2013 before me appeared Elonda Crockett and Cindy Dolezal, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



[SEAL] 
 Anne Palez
 Commission Expires
 04-28-2017



 Notary Public

Corporate Resolution

The undersigned, as President/Acting Secretary of the CHOICE LEGAL GROUP, P.A., hereinafter called the "Company", hereby certifies as follows:

At a special Meeting of the Board of Directors of the Company, held on the 4th day of April, 2014, the following Resolutions were unanimously adopted by the Board of Directors, to-wit:

WHEREAS, the Company has been appointed as an Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, pursuant to that certain Limited Power of Attorney to Execute Documents for the purpose of executing certain documents in connection with the sale of Florida real property by FANNIE MAE; and

WHEREAS, the Company has now designated certain employees of the Company as Authorized Signatories for the Company, for the sole purpose of executing the above-described documents on behalf of the Company, in its capacity as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION;
NOW, THEREFORE, be it

RESOLVED, that the Company hereby designates the following employees of the Company as Authorized Signatories for the Company, for the sole purpose of executing any and all documents in connection with the sale of Florida real property by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, as authorized and permitted to be done by the Company, pursuant to that certain Limited Power of Attorney to Execute Documents:

- John A. Watson
- Caryn A. Graham
- Victor Tobin
- David Newman
- Kristen Rosenthal
- Dennis Bailey
- Mitchell Monroe
- Ari Miller
- Dawn Leonard

FURTHER RESOLVED, that any one (1) of the employees set forth above is authorized to act, do and perform on behalf of the Company.

FURTHER RESOLVED, any act previously performed by any one (1) of the
aforementioned employees is hereby confirmed and ratified as an authorized act
on behalf of the Company.

FURTHER RESOLVED, that this designation of Authorized Signatories shall
take effect April 4, 2014.

IN WITNESS WHEREOF, the undersigned has executed this Corporate Resolution on
the 4th day of April, 2014.

CHOICE LEGAL GROUP, P.A.

By: *[Signature]*
JOHN A. WATSON
President/Acting Corporate Secretary

In the presence of
Name: *[Signature]*
[Signature]
Name: Sandy L. Crane

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 4th day of April, 2014, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take acknowledgments,
personally appeared JOHN A. WATSON as President/Acting Secretary of Choice Legal Group,
P.A., to me known to be the person described in and who executed the foregoing instrument and
who is personally known to me and who acknowledged before me that he executed the same on
behalf of the said entity for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of
April, 2014.

[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: August 19, 2015

