

This Document Prepared By and Return to:
Gabrielle M. Gutt
SHD Legal Group P.A.
2691 E. Oakland Park Boulevard, Ste. 102
Fort Lauderdale, FL 33306

Parcel Number: R0122117328060320070

Special Warranty Deed

This Indenture, Made this 23rd day of July, 2014 A.D., between Fannie Mae aka Federal National Mortgage Association whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043 of the County of Dallas, State of Texas, grantor, and

Campground Estate Properties, LLC, a Florida Limited Liability Company

whose address is: **12423 TREE STAND TRAIL, Brooksville, FL 34601**
of the County of **Hernando**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of **-----TEN DOLLARS (\$10)-----** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando** State of **Florida** to wit:

LOT 7, BLOCK 32, ROYAL HIGHLANDS UNIT NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 43 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2013.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than **\$179,580.00** for a period of (3) months from the date of the recording of this Deed. Grantee shall also be prohibited from encumbering the subject property with a security interest in the principal amount of greater than **\$179,580.00** 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 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 covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Fannie Mae A/K/A Federal National Mortgage Association

By: SHD Legal Group P.A.
as its attorney in fact

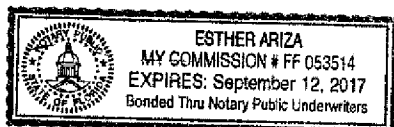
By: Stephen T. Cary (Seal)
Stephen T. Cary, Associate
SHD Legal Group P.A.
On behalf of Fannie Mae as POA
recorded in OR Book 50345 Page 542 Broward County, FL
14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254
(Corporate Seal)

Witness Name: Malcolm Givens

Witness Name: Esther Ariza

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23rd day of July, 2014 by **Stephen T. Cary, Associate of SHD Legal Group P.A. as attorney in fact for Fannie Mae, A/K/A Federal National Mortgage Association**, who is personally known to me.



Esther Ariza
Esther Ariza
Notary Public
My Commission Expires: