

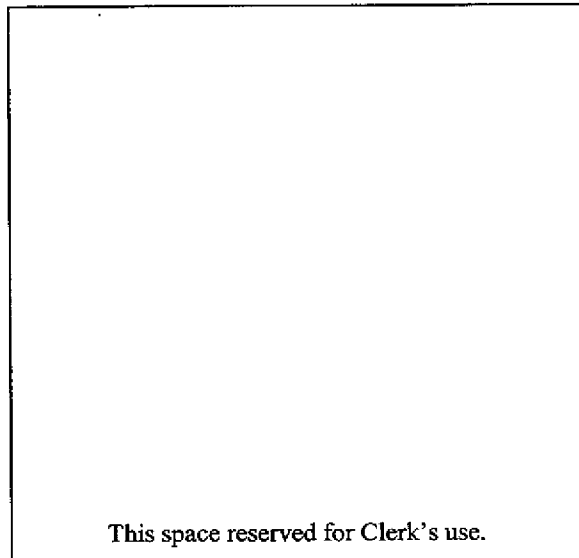
Return to:

RANDALL J. LEVANGIE AND ANGELA M. LEVANGIE
1300 GUAVA ISLE
FORT LAUDERDALE, FL 33315

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Property Appraiser's Parcel
ID #:



This space reserved for Clerk's use.

710-027845

SPECIAL WARRANTY DEED

This Indenture, Made this 8/24/10 Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation, whose mailing address is 14221 DALLAS PKWY #1000, DALLAS, TX 75254 hereinafter called the "Grantor"*, and

RANDALL J. LEVANGIE AND ANGELA M. LEVANGIE
whose post office address is: 1300 GUAVA ISLE, FORT LAUDERDALE, FL 33315, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of NINETEEN THOUSAND AND 00/100 (\$19,000.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in BAY County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Page 3230, Document Number 2257, Recorded: 04/07/2010

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$22,800.00 FOR A PERIOD OF 3 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 \$22,800.00 FOR A PERIOD OF 3 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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Jennifer Lander
Witness Name: Jennifer Lander
Scott Bobak
Witness Name: Scott Bobak

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: Lisa A Sanor
LISA A. SANOR, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY

State of Pennsylvania)
County of Allegheny) ss.

The foregoing instrument was acknowledged by me this 8/24/10 by: LISA A. SANOR, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION and he/she is personally known to me and did not take an oath.

Gina Barbour (SEAL)
Notary Public
State of Pennsylvania
My Commission Expires: 1/10/2011

Our File No. ANA201013876

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY IN BAY COUNTY, FLORIDA:

THE EAST HALF OF LOT 19, BLOCK 4, BAYOU PLAT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 13, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

PROPERTY COMMONLY KNOWN AS: 923 BAY AVENUE, PANAMA CITY, FL 32401