

Prepared by:

The Florida Default Law Group, PL
Jonaihan Mesker
4921 Memorial Highway, Suite 100
Tampa, Florida 33634
File Number: R11023696

Return to:

New House Title
4919 Memorial Highway, Suite 200
Tampa, Florida 33634

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 28th day of December, 2011, between Federal Home Loan Mortgage Corporation whose post office address is 5000 Plano Parkway, Carrollton, TX, 75010, grantor, and Ronald Schwarz and Shirley Schwarz, husband and wife, whose post office address is 121 Tierra Verde Trail, Panama City Beach, FL 32407, 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 the Bay County, Florida, to-wit:

UNIT NUMBER 3112, BEACHVIEW VILLAS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1555, PAGE 507, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Parcel Identification Number: 34799-812-000

This deed is being executed by virtue of a power of attorney recorded on March 30th, 2011, in Official Records Book 20435, Page 636, 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:

Federal Home Loan Mortgage Corporation
By Florida Default Law Group, PL
as attorney in fact

Long

Witness Name: LONG

Whiteley

Witness Name: Laura Whiteley

Melissa J. Nunley

By: Melissa J. Nunley

Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 28th day of December, 2011, by Melissa J. Nunley, as Authorized Signor of the Florida Default Law Group, PL, on behalf of the corporation, who () is/are personally known to me or () has/have produced _____ as identification.

Whiteley

Notary Public

Printed Name: _____

My Commission Expires: _____



Florida Default Law Group, P.L.
Corporate Resolution

It is hereby resolved this 10 day of October, 2011 that the following individuals are authorized to sign as Attorney-in-Fact for Federal Home Loan Mortgage Corporation under the Limited Power of Attorney recorded on March 30, 2011 in Official Records Book 20435, Page 636-639, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
DIANE L. REESE
HENRY DINNAN
TINA WORKMAN
JEFFREY ISMAN

REBECCA M. DALY
ANDREA SOMERS
CHRISTIE ROONEY
MELISSA J. NUNLEY
STEPHANIE STEPHENS

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10 DAY OF OCTOBER, 2011.



Ronald R. Wolfe, Vice President