

Prepared by and return to:

Leta Mastroni

Closer/Processor name from the Landtech closing file.

Willmott, Connor and Clow, P.A.  
1800 Sand Beach Road  
North Palm Beach, Florida 33408  
561-624-4060  
File Number: 14-810P  
REO No.: F194567  
Purchase Price: \$325,000.00

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this \_\_\_\_\_ day of November, 2014 between **Fannie Mae A/K/A Federal National Mortgage Association** whose post office address is **P.O. Box 650043 Dallas Texas 75265-0043** and **Edward F. Hardemann and Mila S. Hardemann, husband and wife** whose post office address **20000 NE 22nd Avenue, Aventura, FL 84756**, grantees:

(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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **ORANGE County, Florida**, to-wit:

Inserts Property County

**Lot 15, Block 6, of Skylake Subdivision, according to the Plat thereof, as recorded in Plat Book 25, Page 74, of the Public Records of Palm Beach County, Florida.**

Any Deed Clauses in the Landtech closing file will print here.

**Parcel Identification Number: 12-34-58-78-96-52-88-77-44**

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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.

**Further** the undersigned Agent states that the below-described Limited Power of Attorney has not been hereto revoked by the Principal and is still in full force and effect.



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

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

**Fannie Mae A/K/A Federal National Mortgage Association by Van Ness Law Firm, PLC**  
its Attorney in Fact, pursuant to Limited Power of Attorney, recorded in Official Records Book 28972 at Page 2764, of the Public Records of Miami-Dade County, Florida.

By: \_\_\_\_\_  
**Holli E. Adams**, as Authorized Signatory,  
pursuant to Professional Limited Liability Company Resolution, recorded in Official Records Book 28974, Page 1118, of the Public Records of Miami-Dade County, Florida

**(Corporate Seal)**

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this \_\_\_\_ day of November, 2014, by Holli E. Adams, as Authorized Signatory for Van Ness Law Firm, PLC, as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me and who did take an oath.

[Notary Seal]

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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