

Prepared by and Return to:
Kass Shuler, P.A.
Richard S. McIver, Esquire
1505 N. Florida Avenue
Tampa, Florida 33602

Our File Number: REO-110731

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hillsborough)
)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 23rd day of November, 2011, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean VA 22102, party of the first part, and **VLADIMIR KOGAN and NATALYA KOGAN, husband and wife**, whose mailing address is: 53 Edgeworth Street, Valley Stream, NY 11581, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 16, Block 36, Palm Coast, Map of Seminole Park, Section 60, according to the plat thereof, recorded in Plat Book 17, Page 48 through 55 , of the Public Records of Flagler County, Florida.

Parcel No. 0711317060003600160 AKA: 40 Sloganeer Trail, Palm Coast, Florida 32164

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on this 23rd day of November, 2011.

Signed, sealed and delivered
in the presence of:

**FEDERAL HOME LOAN MORTGAGE
CORPORATION**

By: Kass, Shuler, Solomon, Spector, Foyle & Singer,
P.A. n/k/a Kass Shuler, P.A.
Its Attorney in Fact*

Gwen Brown
Witness signature
Gwen Brown
Print witness name

By: Martin Z. Kessler
Print Name: MARTIN Z. KESSLER
Title: an authorized signatory

Erin Herbert
Witness signature
Erin Herbert
Print witness name

Martin Z. Kessler (Corporate Seal)
Federal Home Loan Mortgage Corporation
By Kass Shuler, P.A. As Its Attorney-In-Fact

State of Florida :
County of Hillsborough : ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of November, 2011, by MARTIN Z. KESSLER, an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation who is personally known to me.

Erin Herbert
Notary Public

Erin Herbert
Print Notary Name

My Commission Expires: 9/20/15

Notary Seal



ERIN HERBERT
MY COMMISSION # EE 132058
EXPIRES: September 20, 2015
Bonded Thru Budget Notary Services

*Limited Power of Attorney for Authorized Signatory is recorded in Official Records Book 20604, Page 1298, Public Records of Hillsborough County, Florida.