

Prepared by and return to:

Ashley D'Alessandro
Greenspoon Marder PA
250 S. Australian Avenue #700
West Palm Beach, FL 33406

File Number: FNMA-132939REO
Property Identification Number 0711317022001400340
Grantee's Name Christopher Chambery
Property Address: 36 Westgate Lane
Palm Coast, FL 32164

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 5th day of March, 2014, between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is PO Box 650043, Dallas, TX 75265-0043, grantor, and Christopher Chambery, a married man whose post office address is 36 Westgate Lane, Palm Coast, FL 32164, 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 **Flagler County, Florida**, to-wit:

Lot 34, Block 14, WYNNFIELD - SECTION-22 PALM COAST, a subdivision according to the plat or map thereof described in Map Book 8, Page 11, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 0711317022001400340

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any, taxes and assessments for the year 2014 and subsequent years, 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 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 first above written.

Signed, sealed and delivered in our presence:

Ashley D'Alessandro
 Witness Name: Ashley D'Alessandro

Lauren Works
 Witness Name: Lauren Works

Fannie Mae a/k/a Federal National Mortgage Association

organized and existing under the laws of the United States of America

By: Greenspoon Marder, PA, as Attorney-in-Fact

BY: JULI LANGLOIS
 Print Name

Title: Attorney in fact for Fannie Mae as authorized signatory of Greenspoon Marder PA, pursuant to the Corporate Resolution recorded in the County Records

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 5 day of March, 2014, by Greenspoon Marder PA of **Greenspoon Marder PA as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association** existing under the laws of the United States of America. Who is personally known to me or who { } has/have produced a valid drivers license as identification.



Ashley D'Alessandro
 Notary Public
 Printed Name: Ashley D'Alessandro
 My Commission Expires: _____