

Rec 52.50  
Doc 1015.00  
Consideration  
\$ 145,000.00

This instrument was prepared by:

Law Offices of Marshall C. Watson, P.A.  
1901 W Cypress Creek Road, 3rd Floor  
Ft. Lauderdale, FL 33309

Revised 10/06/93  
FL (conventional)  
REO # A102N0Z  
Folio# 08402-001-0A

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2011, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and LARRY CREWS, A \_\_\_\_\_ MAN of 17728 GREY EAGLE ROAD, TAMPA, FLORIDA 33647 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of LEVY, State of Florida, to-wit:

Lot 37 of BACKWATER FARMSITES, according to the Plat thereof as recorded in Plat Book 2, Page 41, of the Public Records of Levy County, Florida.

The property is commonly known as 10870 SE 201ST ST, INGLIS FL 34449.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this 29th day of March, 2011.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$174,000.00 FOR A PERIOD OF THREE MONTHS 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 \$174,000.00 FOR A PERIOD OF THREE MONTHS 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.

File # 11-2740  
Express Title Services of Citrus, Inc.  
730 N. Suncoast Blvd., Suite B  
Crystal River, FL 34429

R ✓

EXPRESS TITLE SERVICES  
OF CITRUS, INC  
730 N. SUNCOAST BLVD, STE B  
CRYSTAL RIVER, FL 34429

Signed, sealed and delivered  
In the presence of:

Witness

John Kirk Francis

Printed Witness Name

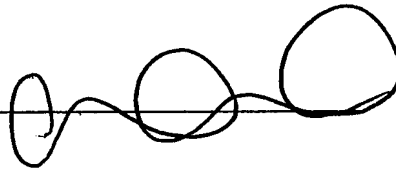
Witness

Robert H. Smith

Printed Witness Name

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By:



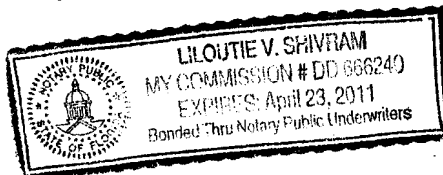
ELIZABETH J. MIRANDA as  
Authorized Signatory for Law Offices  
of Marshall C. Watson, P.A., as  
Attorney-in-Fact for FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION

STATE OF FLORIDA)) ss.  
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared ELIZABETH J. MIRANDA as Authorized Signatory for Law Offices of Marshall C. Watson, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

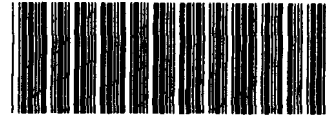
Witness my hand and official seal in the county and State last aforesaid, this 29 day of March, 2011.

Notary Public, Florida  
My Commission Expires:  
(SEAL)



Unofficial Copy

CFN # 108331628, OR BK 45900 Page 197, Page 1 of 2, Recorded 01/06/2009 at  
01:28 PM, Broward County Commission, Deputy Clerk 1012



2009001786 2 PGS

## LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

LAW OFFICES OF  
MARSHALL C. WATSON, P.A.  
1800 N.W. 49th Street, Suite 120  
Fort Lauderdale, FL 33309  
RECORD AND  
RETURN TO

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints the Law Offices of Marshall C. Watson, P.A., organized under the laws of the State of Florida, with an office for the conduct of business at 1800 Northwest 49th Street, Suite 120, Fort Lauderdale, Florida 33309, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Florida and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Florida. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 23 day of October, 2008

Witness  
  
Witness

FANNIE MAE

Jason Allnutt, Vice President

Attest:

Assistant Secretary

②

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
# 2009001786 BK:2262 PG:1651  
01/14/2009 02:34 PM 2 PGS  
JCARROLL, DC Receipt #001218

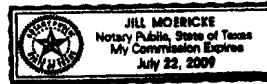
CFN # 108331828, OR BK 45900 PG 198, Page 2 of 2

## ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF DALLAS

On this 23rd day of October, 2008, before me appeared Jason Allright and Julie Reynolds, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Jill Moericke  
Notary Public  
My Commission Expires: 7/22/09



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 6th day of January, 2009.  
By Deanna Thompson  
Deputy Clerk

### **CORPORATE RESOLUTION**

The undersigned, as Secretary of the LAW OFFICES OF MARSHALL C. WATSON, P.A., hereinafter called the "COMPANY", hereby certifies as follows:

At a special Meeting of the Board of Directors of the COMPANY, held on October 23, 2008, the following Resolutions were unanimously adopted by the Board of Directors, to-wit:

**WHEREAS**, the COMPANY has been appointed as an Attorney-in-Fact for the FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, pursuant to that certain Limited Power of Attorney to Execute Documents for the purpose of executing certain documents in connection with the sale of Florida real property by Fannie Mae; and

**WHEREAS**, the COMPANY has now designated certain employees of the COMPANY as Authorized Signatories for the COMPANY, for the sole purpose of executing the above-described documents on behalf of the COMPANY, in its capacity as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association;

**NOW, THEREFORE**, be it

**RESOLVED**, that the COMPANY hereby designates the following employees of the COMPANY as Authorized Signatories for the COMPANY, for the sole purpose of executing any and all documents, in connection with the sale of Florida real property by Fannie Mae a/k/a Federal National Mortgage Association, as authorized and permitted to be done by the Law Firm, pursuant to that certain Limited Power of Attorney to Execute Documents:

**MARSHALL C. WATSON  
CARYN A. GRAHAM  
KRISTY D. COGGINS-WELLER  
KIMBERLY RANDAZZO  
MAUREEN CABRA  
ELIZABETH J. MIRANDA  
MARY F. DAVIS**

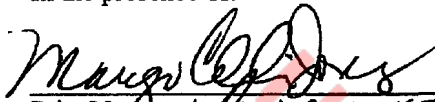
any one (1) of said employees to be authorized to act, do and perform on behalf of the COMPANY herein; and it is

**FURTHER RESOLVED**, that this designation of Authorized Signatories shall take effect immediately; and it is

**IN WITNESS WHEREOF**, the undersigned has executed this Corporate Resolution on the 26<sup>th</sup> day of October 2009.

In the presence of:

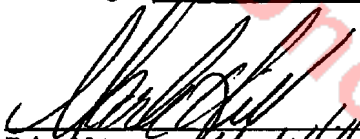
**LAW OFFICES OF MARSHALL C. WATSON, P.A.**

  
Print Name: MARGARET COLLINS JONES

(Corporate Seal)

By:

  
MARSHALL C. WATSON, SECRETARY

  
Print Name: Mark H. H.

**STATE OF FLORIDA  
COUNTY OF BROWARD**

**I HEREBY CERTIFY** that on this 26<sup>th</sup> day of October 2009, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARSHALL C. WATSON, as Secretary of LAW OFFICES OF MARSHALL C. WATSON, P.A., to me known to be the person described in and who executed the foregoing instrument and who is personally known to me and who acknowledged before me that he executed the same on behalf of said entity for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of October 2009.

  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Jean Cammelleri

My commission expires: \_\_\_\_\_

