

MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 08481 Pg 1277; (1pg)
CLERK'S # 2015021406
RECORDED 02/27/2015 02:47:30 PM
RECORDING FEE \$ 0.00
RECORDED BY J Eckenroth(all)

IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT, IN AND
FOR SEMINOLE COUNTY, FLORIDA

CASE No. 2009CA009440

NATIONSTAR MORTGAGE LLC,

PLAINTIFF,

VS.

SONIA M. CASTILLO A/K/A SONIA CASTILLO, ET
AL.,

DEFENDANT(S).

FILED IN OFFICE
MARYANNE MORSE
CLERK CIRCUIT COURT
2015 FEB 26 AM 8:54
BY SEMINOLE CO. FLA
D.C.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that she/he executed and filed a Certificate of Sale in this action on DECEMBER 18, 2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following described property in Seminole County, Florida:

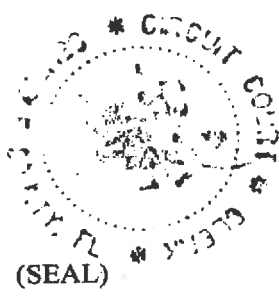
LOT 12, BLOCK B, OAKCREST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 67 AND 68, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

was sold to Federal National Mortgage Association, c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

Witness my hand and seal of the Court on this 26th day of FEBRUARY, 2015.

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature]
Deputy Clerk of Court



Copies mailed to all parties listed in FS. 2/26/15 [Signature]

Our Case #: 11-003623-FNMA-FIH\2009CA009440\Nationstar

PREPARED BY & RETURN TO:

Name: Adam S. Beighley, Esq.
Del Mar Title Services, LLC
Address: 2255 Glades Road
Ste 335W
Boca Raton, FL 33431
File No. CL14-13094

Parcel No.: 35-21-30-516-0B00-0120

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This **SPECIAL WARRANTY DEED** made the 8th day of July, 2015, by **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the Grantor, to **MICHAEL P. WEBER** and **JENNIFER S. WEBER**, husband and wife, whose post office address is 7353 Grand Ave, Winter Park, FL 32792, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Seminole, State of Florida, viz:

Lot 12, Block B, Oakerest, according to the Plat thereof, as recorded in Plat Book 23, at Pages 67 and 68, of the Public Records of Seminole County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And 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 the said Grantor, but not otherwise.

***Limited Power of Attorney to Execute Documents from Federal National Mortgage Association AKA Fannie Mae to Gladstone Law Group, P.A. is recorded in OR Book 8204, Page 984 - 985 of the Public Records of Seminole County, Florida.

Certificate of Resolution authorizing Gladstone Law Group, P.A. to execute any and all documents necessary or desirable to consummate the transactions contemplated by the Limited Power of Attorney is recorded in OR Book 27382, Page 1962 of the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Michael Figueroa
Witness Signature
Printed Name: MICHAEL FIGUEROA

Jacqueline Garcia
Witness Signature
Printed Name: Jacqueline Garcia

Fannie Mae A/K/A Federal National Mortgage Association

By: R. Xavier Celestin
Printed Name: R. Xavier Celestin, Esq

as authorized signatory for Gladstone Law Group, P.A., as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association
1499 W. Palmetto Park Rd. #300, Boca Raton, FL 33486

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8th day of July, 2015, by R. Xavier Celestin, Esq., as authorized signatory for Gladstone Law Group, P.A., as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is personally known to me or who has produced _____ as identification.

Jacqueline Garcia
Signature of Notary

Printed Name:
My commission expires:

