

This Instrument Prepared by and Return to:  
Elizabeth DeFerdinando  
Pursuant to the Issuance of Title Insurance  
Shore to Shore Title, LLC  
6111 Broken Sound Parkway NW Suite 350  
Boca Raton, FL 33487  
Property Appraisers Parcel ID #: 14-31-16-46350-014-0070

\_\_\_\_\_  
*SPACE ABOVE THIS LINE FOR RECORDING DATA*  
\_\_\_\_\_

**THIS SPECIAL WARRANTY DEED**, made and executed the 20th day of August, 2014, by **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose post office address is **5000 PLANO PARKWAY, CARROLLTON, TX 75010**, herein called the Grantor(s), to **TRACY DECKER and MATTHEW PRATT**, whose address is **750 24th Ave N, Saint Petersburg, FL 33704**, hereinafter called the Grantee(s):

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Pinellas County, State of Florida, viz:

**Lot 7, in Block 14, of ADDITION TO KENWOOD SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 92, of the Public Records of Pinellas County, Florida.**

**Exhibit A attached hereto and made apart hereof.**

**Certificate of Approval of Sale attached, if applicable.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.**

**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 grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Elizabeth DeFerdinando  
Witness #1 Signature

Elizabeth DeFerdinando  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Cory M. Osborn  
Witness #2 Printed Name

**Federal Home Loan Mortgage Corporation**

**By: Aldridge Connors LLP as Attorney-in-fact**

X [Signature]  
**By: Steven B. Greenfield, Esq., Of Counsel**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 20 day of August, 2014, by **Steven B. Greenfield, Partner of Aldridge Connors LLP as Attorney-in-Fact for Federal Home Loan Mortgage Corporation**, on behalf of the corporation. He is personally known to me.

**SEAL**



SUSAN FORREST  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE072147  
Expires 3/9/2015

Susan Forrest  
Notary Signature

\_\_\_\_\_  
Printed Notary Signature

My Commission Expires:



ALDRIDGE CONNORS, LLP

ACTION OF EQUITY PARTNERS  
BY UNANIMOUS WRITTEN CONSENT IN LIEU OF SPECIAL MEETING

AC RESOLUTION 2013-16

Pursuant to the Partnership Agreement of Aldridge Connors, LLP, dated January 10, 2010, the undersigned, constituting all of the Equity Partners of Aldridge Connors, LLP (the "Partnership"), do hereby affirmatively vote for, consent to, adopt, and approve the following recitals and resolutions by unanimous written consent:

WHEREAS, Federal Home Loan Mortgage Corporation ("Freddie Mac") appointed the Partnership, as its true and lawful Attorney-in-Fact to execute certain documents on behalf of Freddie Mac in connection with the closing of sales and the conveyance of real properties owned by Freddie Mac in the State of Florida, pursuant to that certain Limited Power of Attorney dated March 28, 2011, a copy of which is attached hereto as Exhibit "A" (the "LPOA"); and

WHEREAS, the Partnership desires to authorize certain attorneys, employed by the Partnership, to execute documents pursuant to the LPOA,

WHEREAS, the Partnership desires to ratify any and all documents previously executed by the duly authorized attorneys, employed by the Partnership and named herein, pursuant to the LPOA;

THEREFORE, BE IT RESOLVED THAT:

1. The persons named below are hereby duly authorized to execute any and all documents on behalf of the Partnership pursuant to the LPOA:

Steven B. Greenfield, Esq.

Stephen Rubino, Esq.

Zakkiyyah White, Esq.

Avri Ben-Hamo, Esq.

(hereinafter collectively the "Authorized LPOA Signers").

2. The Partnership hereby ratifies any and all documents previously executed by Steven B. Greenfield, Stephen Rubino, Zakkiyyah White, and Avri Ben-Hamo on behalf of the Partnership, pursuant to the LPOA.
3. The Authorized LPOA Signers have indicated their acceptance of the authorization by his/her signature below,

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AC Resolution 2013-16

- 4. The authorization conveyed hereby is limited to the execution of documents under the LPOA and does not convey authority to execute any other documents on behalf of the Partnership.

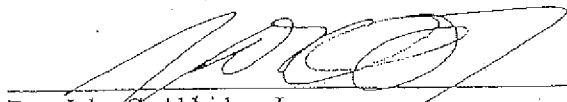
Execution of this document by the undersigned, being the Equity Partners, pursuant to the Partnership Agreement and the subsequent insertion of this document in the minute book of the Partnership, waives any requirement of a formal annual meeting of the Equity Partners to conduct the business referred to herein.

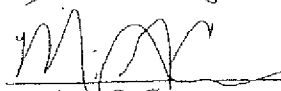
Dated as of the 20<sup>th</sup> day of June, 2013.

ALDRIDGE CONNORS, LLP

EQUITY PARTNERS

John G. Aldridge, Jr. P.C.

  
 By: John G. Aldridge, Jr.  
 Title: Manager of Partner

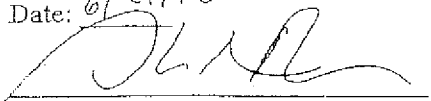
  
 Marissa G. Connors

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/27/13  
  
Stephen B. Greenfield  
 Attorney, Aldridge Connors, LLP

Stacy

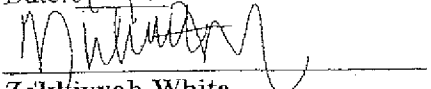
I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/21/13  


**Stephen Rubino**  
Attorney – Aldridge Connors, LLP

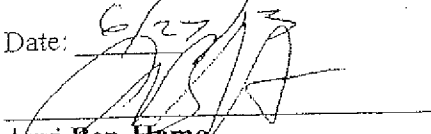
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I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/24/13  


**Zakkiyah White**  
Attorney – Aldridge Connors, LLP

I accept the designation of being an authorized signer under the LPOA and agree to comply with all policies and procedures implemented by the Partnership in connection with the LPOA.

Date: 6/27/13  


**Avri Ben-Hamo**  
Attorney – Aldridge Connors, LLP

INSTRUMENT#: 2011107337, BK: 20435 PG: 636 PGS: 636 - 639 03/30/2011 at  
04:02:49 PM, DEPUTY CLERK: ADANIEL Pat Frank, Clerk of the Circuit Court  
Hillsborough County

EXHIBIT A

This Instrument was Prepared By:  
Ronald R. Wolfe, Esq.  
FLORIDA DEFAULT LAW GROUP, P.L.  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634

LIMITED POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS:** That the Federal Home Loan Mortgage Corporation ("Freddie Mac"), a corporation organized and existing under the laws of the United States of America, with its principal office located at 8200 Jones Branch Drive, McLean, VA 22102, does hereby make, constitute and appoint the following:

Florida Default Law Group, P.L.

Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A.

Law Offices of Daniel C. Consuegra, P.L.

Aldridge Connors, LLP

Florida Foreclosure Attorneys, PLLC

Gilbert Garcia Group, P.A.

Johnson & Freedman, LLC

Law Offices of Douglas C. Zahm, P.A.

Stone, McGehee & Silver, LLC dba McCalla Raymer, LLC

Morales Law Group, P.A.

Phelan Hallinan, PLC

Robertson, Anschutz & Schneid, P.L.

Udren Law Offices, P.C.

Weltman Weinberg & Reis Co., LPA

As attorneys-in-fact and/or agents, to be authorized to act, do and perform, separately from each other, on behalf of Freddie Mac, with full power and authority to act for it, in its place and stead any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done as fully as Freddie Mac might or could do itself for all intents and purposes, with regard to the matters listed below and performed in connection with the disposition of real estate held by Freddie Mac;

1. **POWERS:** WITH REGARD TO FLORIDA REAL PROPERTY, to execute, to acknowledge, to seal, to deliver and to revoke:

- a.) any agreement to sell or assign a note, mortgage or security deed, and/or any assignment of such note, mortgage or security deed or any interest thereof; and
- b.) any loan documents or mortgage documents necessary to permit the assignment of, or to accept an assignment of, a bid to purchase real estate at a foreclosure sale; and
- c.) any documents necessary to foreclose on a loan or prosecute a claim in bankruptcy in the name of Freddie Mac; and deeds and instruments that convey title to 1-4 residential units of real estate owned by Freddie Mac; and
- d.) documents required of Freddie Mac as a seller of real estate, or otherwise required to be prepared, executed and/or delivered in connection with or to effectuate the sale of such real estate, to include but not be limited to sales contracts and amendments thereto, deeds of conveyance, and HUD-1 settlement statements; and
- e.) documents required of Freddie Mac to obtain, transfer and/or convey title or ownership rights to mobile or manufactured homes.

2. **DURATION:** This Limited Power of Attorney shall be effective from the date of execution hereof until such time as it is revoked in writing by Freddie Mac. Such revocation must be filed for record in the applicable public records of Hillsborough County, Florida for real estate transactions, in order to be effective, and may thereafter also be recorded in the applicable public records for real estate transactions of any other county of the State of Florida. The revocation of such Limited Power of Attorney shall only affect the specific parties/entities named in any revocation and shall not affect nor impair the powers of any party/entity not named. The revocation shall not affect any liability in any way resulting from transactions initiated prior to the revocation.

3. Subject to the provisions of Paragraph 2 above, this Limited Power of Attorney shall, upon its recordation, serve to revoke, cancel and terminate that certain Limited Power of Attorney previously given by Freddie Mac, filed for record on September 29, 2008, and recorded in Official Records Book 18884, at Page 1293, of the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the Federal Home Loan Mortgage Corporation has caused this instrument to be executed in its corporate name by its officer thereunto duly authorized this 28 day of March, 2011.

In the presence of:

Lynda Mallery

Printed Name: Lynda Mallery

Peter Kueck

Printed Name: Peter Kueck

FEDERAL HOME LOAN MORTGAGE CORPORATION ("Freddie Mac")

By: Elizabeth Taylor-Counts  
Elizabeth Taylor-Counts  
Assistant Treasurer, Freddie Mac

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STATE OF TEXAS  
COUNTY OF DENTON

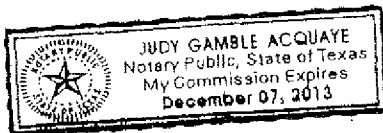
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Elizabeth Taylor-Counts, as Assistant Treasurer of Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, to me known to be the person described in and who executed the foregoing instrument and who is personally known to me or who produced Personally known as identification and who acknowledged before me that she executed the same on behalf of the said entity and for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 28 of March, 2011.

*Judy Gamble Acquaye*  
Notary Public, State of Texas

Judy Gamble Acquaye  
Printed Name

My commission expires:





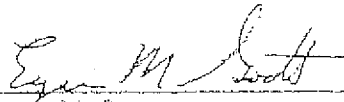
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**CERTIFICATE  
OF  
APPOINTMENT AND AUTHORITY**

Pursuant to the authority vested in me by Delegations of Authorities Certificate, Section VII, Legal, I hereby appoint **ELIZABETH TAYLOR-COUNTS** as Assistant Treasurer of the Federal Home Loan Mortgage Corporation (Freddie Mac) for the sole purpose of executing the documents regarding real properties which are foreclosed or real property acquired by other means and assigned to REO for disposition, including, but not limited to, the following:

- Sales contracts;
- Advances for money to brokers or others;
- Listing agreements;
- Any and all documents required in connection with the disposition of such property, including, but not limited to, deeds, settlement statements, seller financing and assumptions and Limited Powers of Attorney to execute any and all documents necessary to convey the property;
- Property management agreements and rental agreements;
- Form 104 expenses related to property activity;
- Deeds to transfer or donate properties to outside organizations; and
- Documents with respect to special financing or special concessions.

This appointment and authority becomes effective immediately and shall continue in full force and effect until December 31, 2011, unless modified or revoked. This authority shall not be redelegated.

  
\_\_\_\_\_  
Eugene M. Goett  
Managing Associate General Counsel -  
Corporate Governance  
Office of the Corporate Secretary

Effective Date: January 1, 2011