

This Instrument Prepared by:  
Elizabeth Nyce  
Shore Line Title Services, LLC  
422 SW 2nd Terrace, Suite 208  
Cape Coral, Florida 33991

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
0711317008000900380

File No:20110868

**SPECIAL WARRANTY DEED**  
(CORPORATE)

This Special Warranty Deed Made the 26th day of August, 2011, by Wells Fargo Bank NA by successor merger with Wachovia Mortgage, FSB fka World Savings Bank, FSB, a corporation existing under the laws of Florida, and having its place of business at 2111 South Ridgewood Avenue, Second Floor, Daytona Beach, Florida 32119, hereinafter called the grantor,

to JOHN C. MODEN a married man and CURTIS C. MODEN a single man, whose post office address is: 60 Courtney Pl, Palm Coast, FL 32137, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$69,900.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Flagler County, Florida, viz:

Lot 38, Block 9, of Palm Coast, Map of Country Club Cove, Section 8, according to map or plat thereof as recorded in Plat Book 6, Pages 28 through 33, inclusive of the Public Records of Flagler County, Florida; as amended by Instrument recorded in Official Records Book 35, Page 28, of the Public Records of Flagler County, Florida.

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.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise. (Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the 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 our presence:

ATTEST: \_\_\_\_\_  
Secretary

Wells Fargo Bank NA by successor merger with Wachovia Mortgage, FSB fka World Savings Bank, FSB BY STEPHEN NISWONGER AS REO SALES MANAGER

1<sup>st</sup> Witness Signature: Regina W Orlik  
Printed Name: REGINA W ORLIK

BY: [Signature]

2<sup>nd</sup> Witness Signature: Kim Massi  
Printed Name: KIM MASSI

Wells Fargo Bank NA by successor merger with Wachovia Mortgage, FSB fka World Savings Bank, FSB BY NICOLE COBB AS REO ASSET SPECIALIST

BY: Nicole Cobb

STATE OF FL  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 25th day of August, 2011,  
by Wells Fargo Bank NA by successor merger with Wachovia Mortgage, FSB fka World Savings  
Bank, FSB BY STEPHEN NISWONGER AS REO SALES MANAGER and Wells Fargo Bank NA  
by successor merger with Wachovia Mortgage, FSB fka World Savings Bank, FSB BY NICOLE  
COBB AS REO ASSET SPECIALIST, on behalf of the corporation. He/she is personally known to  
me or who has produced driver license(s) as identification.

My Commission Expires: 11/28/2014

Regina W Orlik  
Printed Name: REGINA W ORLIK  
Notary Public  
Serial Number



REGINA W. ORLIK  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE045443  
Expires 11/28/2014

Unofficial Copy

**SECRETARY'S CERTIFICATE**

I, Christopher J. Joy, Assistant Vice President of Wells Fargo Bank, N.A. Successor by Merger with Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation, and Wachovia Bank, N.A., a National Association, hereby certify that Stephen Niswonger is a REO Sales Manager, of Wells Fargo Bank, N.A. and in such capacity has been authorized to sign documents for the sale of any and all real property situated in the state of Florida, held in the name of said Wells Fargo Bank, N.A., Wachovia Mortgage, FSB (formerly World Savings Bank, FSB, Wachovia Mortgage Corporation and Wachovia Bank, N.A., a National Association including, but not limited to Notes, Deeds of Trust, Corporate Grant Deeds, and any and all other documents necessary to effect such sales, provided that said signature is accompanied by another REO Department employee in any one of the following positions: Assistant Secretary, Sales Representative, Senior Sales Representative, REO Manager, Senior REO Manager, REO Sales Executive, REO Region Manager, REO Group Manager, Senior REO Counsel, or Mortgage Service Operations Manager.

IN WITNESS WHEREOF, I have hereunto set my hand as such Assistant Vice President and affixed the corporate seal of Wells Fargo Bank, N.A. this 2<sup>nd</sup> day of November, 2009.

  
Assistant Vice President

(Corporate Seal)

Unofficial Copy

**SECRETARY'S CERTIFICATE**

I, Christopher J. Joy, Assistant Vice President of Wells Fargo Bank, N.A. Successor by Merger with Wachovia Mortgage, FSB (formerly World Savings Bank, FSB), Wachovia Mortgage Corporation, and Wachovia Bank, N.A., a National Association, hereby certify that Nicole Cobb is a REO Sales Representative, of Wells Fargo Bank, N.A. and in such capacity has been authorized to sign documents for the sale of any and all real property situated in the state of Florida, held in the name of said Wells Fargo Bank, N.A., Wachovia Mortgage, FSB (formerly World Savings Bank, FSB, Wachovia Mortgage Corporation and Wachovia Bank, N.A., a National Association including, but not limited to Notes, Deeds of Trust, Corporate Grant Deeds, and any and all other documents necessary to effect such sales, provided that said signature is accompanied by another REO Department employee in any one of the following positions: Assistant Secretary, Sales Representative, Senior Sales Representative, REO Manager, Senior REO Manager, REO Sales Executive, REO Region Manager, REO Group Manager, Senior REO Counsel, or Mortgage Service Operations Manager.

IN WITNESS WHEREOF, I have hereunto set my hand as such Assistant Vice President and affixed the corporate seal of Wells Fargo Bank, N.A. this 2<sup>nd</sup> day of November, 2009.

  
Assistant Vice President

(Corporate Seal)

Unofficial Copy