

Prepared by & Return to:  
Jeanene M. Faison  
Watson Title Insurance Agency, Inc.  
1901 W Cypress Creek Rd, 3<sup>rd</sup> Floor  
Fort Lauderdale, FL 33309  
Folio Number: 07-11-31-7063-00160-0190  
MCW: 10-44121

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 9 day of October, 2012 by CITIMORTGAGE, INC., whose address is 1000 Technology Dr, O'Fallon MO 63368, hereinafter called the Grantor to THE SECRETARY OF THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON DC, ITS SUCCESSORS AND OR ASSIGNS, whose address is c/o MICHAEL, CONNOR, AND BOUL, INC., 4400 WILL ROGERS PARKWAY, SUITE 300, OKLAHOMA, OK, 73108, hereinafter called the Grantee: (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 (\$10.00) DOLLARS and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in FLAGLER County, Florida,

SEE ATTACHED EXHIBIT "A"

TITLE TO THE ABOVE PROPERTY WAS ACQUIRED BY FORECLOSURE OR DEED IN LIEU OF FORECLOSURE OF A MORTGAGE INSURED UNDER THE NATIONAL HOUSING ACT AND IS BEING CONVEYED PURSUANT TO THE CONTRACT OF INSURANCE. THEREFORE THIS DEED IS NOT BEING SUBJECT TO STATE OF FLORIDA DOCUMENTARY STAMP TAXES.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that is hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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 the presence of:

Todd Keller 10-9-12 (witness)

Print Name: Todd Keller

Teri Null 10/9/12 (witness)

Print Name: Teri Null

State of Missouri:

County of St Charles:

CITIMORTGAGE, INC.

By: Dan Mese 10-9-12

Dan Mese Document Control Officer

Print Name & Title  
PER CORP RESOLUTION (Corporate Seal)  
REC IN ORBK 6(6931 pg  
871, ESCAMBIA COUNTY



Dan Mese

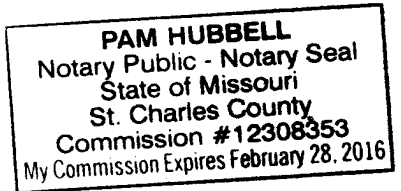
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by Dan Mese Document Control Officer

as \_\_\_\_\_ of the corporation named as grantor in the foregoing deed on behalf of said corporation

this 9 day of October, 2012.

Pam Hubbell  
Notary Public

(Seal) →



10-44121

**EXHIBIT "A"**

**LOT 19, BLOCK 16, PALM COAST MAP OF ZEBULAH'S TRAIL, SECTION 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Unofficial Copy