

RECORD AND RETURN TO:  
LANDSAFE TITLE FLORIDA, INC.  
6360 NW 5TH WAY  
FT. LAUDERDALE, FL 33309

Book: 2189  
Page: 0641  
Rec: 04/28/2003  
02:10 PM  
File# 200326284  
James B. Jett  
Clerk of Courts  
Clay County, FL  
FEE: \$6.00  
DOC: \$941.50

Return to (enclose in envelope)  
Name: LANDSAFE TITLE FLORIDA, INC.  
6360 NW 5TH WAY  
Address: FT. LAUDERDALE, FL 33309

This Instrument Prepared by CHRISTOPHER MOORE  
OF LANDSAFE TITLE OF FLORIDA, INC.  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Property Appraisers Parcel Identification (Folio) Number(s):  
38-05-25-010036-000-00  
Grantee(s) I.D.# [REDACTED]



FILE NO: 021335058 SPECIAL WARRANTY DEED

(Wherever used herein the terms "grantor" and "grantee" included all the parties in this instrument, and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

This Warranty Deed Made this 26th day of February  
Bank of New York, as Trustee

A.D. 2003 .by

a corporation existing under the laws of New York  
7105 Corporate Drive Plano, TX 75024  
hereinafter called the grantor, to Victor J. Schultz and Chelina C. Schultz

whose post office address is 1277 Lake Asbury Drive Green Cove Springs, Florida

hereinafter called the grantee,  
**WITNESSETH:** That grantor, for and in consideration of the sum of \$10.00 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 Clay County, Florida, viz:  
Lot 27, Lake Asbury, Unit 18, according to the plat thereof as  
recorded in Plat Book 9, Pages 2 and 3, Public Records of Clay  
County, Florida. Together with all the improvements now or  
hereafter erected on the property, and all easements,  
appurtenances, and fixtures now or hereafter a part of the  
property and all replacements and addition.

**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 the grantor is lawfully seized of said land in fee simple: that the grantor has  
good right and lawful authority to sell and convey said land, that 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.

**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.

ATTEST:  
Tracey Jennings, Asst. Secretary  
Signed, sealed and delivered in the presence of:  
Signature: [Signature]  
Printed Name: Jackie Cartwright  
Signature: [Signature]  
Printed Name: Sergio Ordóñez

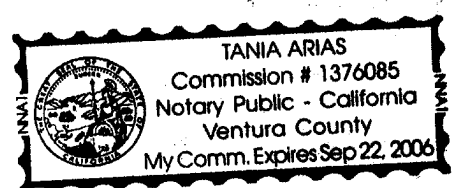
Bank of New York, as Trustee  
by Countrywide Home Loans, Inc.  
as Attorney-in-fact

BY: [Signature]  
BY: Janet Palomino ITS: A.V.P.  
DOCID#0006510753MS30M

STATE OF CALIFORNIA  
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 26th day of February 2003 by  
Janet Palomino as Assistant Vice President of Bank of New  
York, as Trustee, a

corporation, on behalf of the corporation He/she is personally known to me or has produced  
as identification



[Signature]  
Printed Name.