

Prepared by:
Frances Suarez McKinney
Rubin Lublin Suarez Serrano, LLC
1355 Terrell Mill Road
Bldg. 1472, Suite 100
Marietta, GA 30067

Record & Return to:
Jennifer Rivers & E. Vaughan Rivers
2245 Reed St.
Orange Park, FL 32073

Property Appraiser's Parcel # 070426-011854-000-00

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of 7th day of June, 2010 between
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose
address is 2380 PERFORMANCE DRIVE, RICHARDSON, TX 75082 (hereinafter referred to as "Grantor") and
JENNIFER RIVERS AND E. VAUGHAN RIVERS, her husband, whose address is 2245 REED STREET,
ORANGE PARK, FL 32073 (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective
successors, legal representatives and assigns where the context requires or permits).

WITNESSETH, for valuable considerations in hand paid, the receipt whereof is hereby acknowledged, the
Grantor has granted, bargained, sold and conveyed unto the Grantee and by these presents does grant, bargain, sell and
convey unto the Grantee, the following described parcel or tract of land lying and being in Clay County, Florida, to-wit:

**LOT 25, BLOCK 4, BELLAIR UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 6, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.**

A/K/A 455 W CLERMONT DRIVE, ORANGE PARK, FL 320730000

**This transfer involves an agency of the United States Government and is therefore exempt from documentary
stamp tax.**

And the Grantor does hereby covenant that the title to said property is free from all encumbrances made by
Grantor, and Grantor does hereby bind Grantor's successors and assigns to warrant and forever defend the title to said
property to the Grantee above named and Grantee's successors and assigns against every person lawfully claiming the
property, or any part thereof, by through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal the day and year set forth above.

Signed, sealed and delivered in the presence of:

Witness
Print Name: Charia Turner

Stephanie Allen
Witness

Print Name: Stephanie Allen

Pursuant to Provisions of 38 U.S.C. 3720(a)(6), The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: [Signature]

[SEAL]

Its: Amy Spriet, Assistant Secretary

BY COUNTRYWIDE HOME LOANS
PURSUANT TO A DELEGATION OF
AUTHORITY FOUND IN
38 C.F.R. 36.4342(F)

BY: Amy Spriet
TITLE: Assistant Secretary

STATE OF TEXAS
COUNTY OF COLLIN

On this date before me personally appeared

Amy Spriet, Assistant Secretary

Pursuant to a delegation of authority contained
In 38 C.F.R. Section 36.4342(f), to me known
To be the person who executed the foregoing
Instrument on behalf of the Secretary of Veterans
Affairs, and acknowledged that he executed the
Same as the free act and demand of said Secretary.

In Witness Whereof, I have hereunto set my hand
And affixed my official seal in the State of
Texas

aforsaid, this 7th day of
June, 2010.

[Signature]
Notary Public
My commissions Expires:

[NOTARIAL SEAL]

