

Prepared by and return to:  
**Mary Shapiro**  
**Employee**  
**Deval, LLC**  
**1750 Tree Blvd**  
**Saint Augustine, FL 32084**  
**091-480305**  
**Parcel ID: 340425-008153-293-00**

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 17th day of **July, 2012** between Shaun Donovan, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 2000 Riveredge Pkwy., Ste. 300, Atlanta, GA 30328, grantor, and **Gary W. Dyne, an unmarried person**, whose post office address is **1674 Mary Beth Drive, Middleburg, FL 32068**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Clay County, Florida**, to-wit:

Lot 2, Block 7, GREENWOOD ESTATES UNIT TWO, according to the map or plat thereof as recorded in Plat Book 15, Page(s) 32 and 33, Public Records of Clay County, Florida.

Commonly known as: 1674 Mary Beth Drive, Middleburg, FL 32068

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2012 and thereafter.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 17, 2012**

**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 grantors.

091-480305  
340425-008153-293-00

**In Witness Whereof**, the said grantor has set his/her hand and seal by Grantor as a true and lawful delegate for and on behalf of the said Secretary of Housing and Urban Development, under vested authority and by virtue of the Federal Laws recited at 70 F.R. 43171 (7/25/2005) and as required by said Federal Laws will be maintained at its Web site located at: [www.hud.gov/offices/hsg/sfh/reo/reo\\_home.cfm](http://www.hud.gov/offices/hsg/sfh/reo/reo_home.cfm)

Signed, sealed and delivered in our presence:

  
Witness Signature

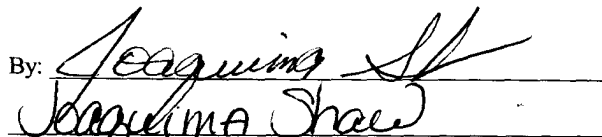
Chelsea Giles  
Print witness name

  
Witness Signature

Stephanie Butler  
Print witness name

State of Georgia  
County of Fulton

The Secretary of Housing and Urban Development  
By: Ofori & Associates, P.C., As Prime Contractor  
for the U.S. Department of Housing and Urban Development

By:   
Joaquina Shaw

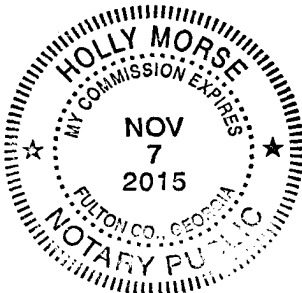
Printed name of Authorized Agent  
Ofori & Associates, P.C.  
2000 Riveredge Pkwy. Suite 300  
Atlanta, GA 30328

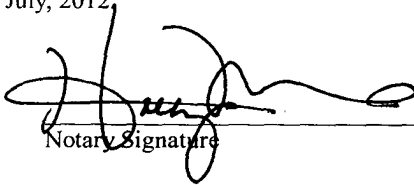
As HUD's Designated Agent

Before me personally appeared Joaquina Shaw, who is personally well known to me and known to me to be the duly appointed Delegate for the US Department of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in him/her by the above cited authority, and acknowledged before me he/she executed the same as for and on behalf of Shaun Donovan, Secretary, Department of Housing and Urban Development, for the purpose therein expressed.

Witness my hand official seal this 17 day of July, 2012.

Seal



  
Notary Signature