

5 MIN. RETURN

RECORDATION REQUESTED BY/RETURN TO:
DIVERSIFIED SETTLEMENT SERVICES
1206 VETERANS HIGHWAY
BRISTOL, PA 19007

PREPARED BY:
MITCHELL RUARK, ATTORNEY AT LAW
1701 OAK GROVE CHASE DR.
ORLANDO, FL 32820

FILE NO. FL40607

Property Appraiser's Parcel ID No.: 23-04-25-013669-000-00

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration in the amount of One Hundred and Eighty Two Thousand Four Hundred and Forty Two Dollars and 08/100 Dollars (\$182,442.08), I (we) **SHABAR MOHAJERIRAVANI**, 1119 GREENLEAF AVENUE, UNIT B2N, WILMETTE, IL 60091, AND **SHANNON N. IRELAND**, 380 CROSS CREEK LANE, LINDENHURST, IL 60046, **HUSBAND AND WIFE**, hereby bargain, deed and convey to **UNITED STATES OF AMERICA, AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**, WITH AN ADDRESS OF 100 W. OGLETHORPE AVENUE, SAVANNAH, GA 31401, the following described land in Clay County, State of Florida, free and clear with **WARRANTY COVENANTS**; to wit:

LOT 35, IN BLOCK A, OF LAKESIDE ESTATES UNIT 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE(S) 49-51, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL NUMBER: 23-04-25-013669-000-00

BEING THE SAME PREMISES WHICH MAGDALENA M. WOOD, THE UN-REMARIED SURVIVING SPOUSE OF WILLIAM E. WOOD, BY DEED DATED JULY 31, 2006, AND RECORDED SEPTEMBER 11, 2006, IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE, IN DEED BOOK 2788, PAGE 1446, AS INSTRUMENT NO. 2006063562, GRANTED AND CONVEYED UNTO SHABAR MOHAJERIRAVANI AND SHANNON N. IRELAND, HUSBAND AND WIFE, IN FEE SIMPLE.

AND BY PROCEEDINGS ONGOING IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS, UNDER DOCKET NUMBER 12D806, WHEREIN SHABAR MOHAJERIRAVANI IS THE PLAINTIFF AND SHANNON N. IRELAND THE DEFENDANT, THE SAID SHABAR MOHAJERIRAVANI FILED FOR DIVORCE ON APRIL 23, 2012. NO DECREE OF SAID COURT HAS YET BEEN ENTERED.

Grantor, for itself and its heirs, hereby covenants with Grantee, its assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and the Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, and its assigns, against every person lawfully claiming the same or any part thereof.

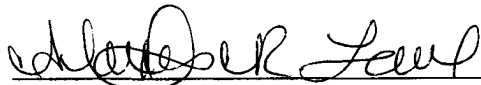
WITNESS the hands and seal of said Grantors this 30 day of January, 2013


SHANNON N. IRELAND

Emily Thomas
Printed Witness Name


Witness Signature

ALEXIS R. LOWE
Printed Witness Name


Witness Signature


STATE OF ~~FLORIDA~~ Illinois)
COUNTY OF Lake)

SS.

The foregoing instrument was acknowledged before me this 30 day of January, 2013, by SHANNON N. IRELAND who is personally known to me or who has produced a Illinois Drivers as License identification.

(Seal)




Notary Public
Printed Name: Kevin A. Kime
My Commission Expires: 02/20/2013
Commission # 524667

The acquiring Federal Agency is the US Army Corps of Engineers.

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property that are of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THIS CONVEYANCE MADE SUBJECT to all easements, and buildings or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the hands and seal of said Grantors this 30 day of JANUARY, 2013.

Shabar Mohajeriravani
SHABAR MOHAJERIRAVANI

Emily Thomas
Printed Witness Name

Emily Thomas
Witness Signature

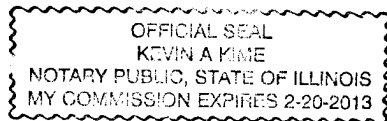
ALEXIS R. LOWE
Printed Witness Name

Alexis R. Lowe
Witness Signature

STATE OF ~~FLORIDA~~ Illinois)
COUNTY OF Lake) SS.

The foregoing instrument was acknowledged before me this 30 day of January, 2013, by SHABAR MOHAJERIRAVANI, who is personally known to me or who has produced a U.S. Uniformed Services ID as identification.

(Seal)



Kevin A. Kime
Notary Public
Printed Name: Kevin A. Kime
My Commission Expires: 02/20/2013
Commission # 524667