

Prepared by and return to:

Karen Conroy

Employee

Deval, LLC

31 Lupi Court

Palm Coast, FL 32137

091-414046

Parcel ID: 400425-020673-035-01

File Number: 13-04-0037

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Special Warranty Deed

This Special Warranty Deed made this **3rd** day of **May, 2013** between Shaun Donovan, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 1283 Murfreesboro Pike, #200, Nashville, TN 37217, grantor, and **Aqeel Momin, a married person**, whose post office address is 26 Sterling Hill Drive, Jacksonville, FL 32225, 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:

A PORTION OF LOT 8, BLOCK 2, BAY HILL UNIT ONE REPLAT, ACCORDING TO MAP RECORDED IN PLAT BOOK 18, PAGES 72 AND 73, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 8, BLOCK 2 BAY HILL UNIT ONE REPLAT, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BAY HILL BOULEVARD, (A SIXTY FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 45 DEGREES, 00'04" EAST, ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 41.00 FEET; THENCE SOUTH 44 DEGREES, 59'56" WEST A DISTANCE OF 100.0 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 8; THENCE NORTH 45 DEGREES 00'04" WEST ON SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 41 .00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 8; THENCE NORTH 44 DEGREES 59'56" EAST, ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 8, BLOCK 2, BAY HILL UNIT ONE REPLAT; A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1328A Bay Hill Blvd, Orange Park, FL 32065

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2013 and thereafter.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 3, 2013

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

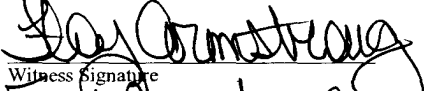

To Have and to Hold, the same in fee simple forever.


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.

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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 FR 4837-D-57 (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

Signed, sealed and delivered in our presence:


Witness Signature

Print witness name


Witness Signature
LAVERNE AEBESEN
Print witness name

State of Tennessee
County of Davidson

The Secretary of Housing and Urban Development
By: HomeTelos, LP, As Prime Contractor for the
U.S. Department of Housing and Urban Development

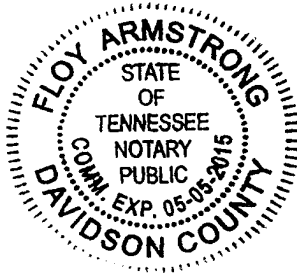
By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

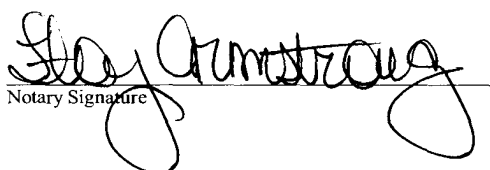
Printed name of Authorized Agent
HomeTelos, LP
DARICE GREEN, Assistant Project Manager
1283 Marwood Circle, Suite 1200
Nashville, TN 37217

Before me personally appeared DARICE GREEN, 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 purposes therein expressed.

Witness my hand official seal this 1st day of May, 2013.

Seal




Notary Signature