

Prepared by, Record
and Return to:
Tahnya Gary
Gibraltar Title Services
4190 Belfort Road, Suite 475
Jacksonville, Florida 32216

File Number: 15-9298D

FHA CASE NUMBER: 091-466998

Special Warranty Deed

Made this March 6, 2015 A.D. By Secretary of Housing and Urban Development, whose post office address is: 40 Marietta Street, Atlanta, Georgia 30303, hereinafter called the grantor, to Fernando Moreno Arias, whose post office address is: 2194 Minorcan Street, Middleburg, Florida 32068, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Clay County, Florida, viz:

Lot 47 of ORANGE PARK SOUTH UNIT 4, according to the Plat thereof as recorded in Plat Book 21, Page(s) 26, 27 and 28, of the Public Records of Clay County, Florida.

Parcel ID Number: 410525-008823-002-86

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 will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor, but against none other; and that said land is free of all encumbrances except covenants, restrictions and easements of record, if any, and taxes accruing subsequent to December 31, 2014.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: Thomas Smith

[Signature]
Witness Printed Name: Thomas Smith

The Secretary of Housing & Urban Development

By: PEMCO, Ltd., as Prime Contractor for the Secretary of Housing & Urban Development

By: *[Signature]*
Printed Name of Authorized Agent: Christina Adams Love

PEMCO, Ltd.
7000 Central Parkway, Suite 800
Atlanta, Georgia 30328

State of Georgia
County of Cobb

The foregoing instrument was acknowledged before me this 27 day of Feb, 2015, by Christina Adams Love, as Delegate of PEMCO, Ltd., as the duly appointed delegate and authorized signor for The Secretary of Housing & Urban Development, who is personally known to me or who has produced N/A as identification.



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

[Signature]
Notary Public
Print Name: _____

My Commission Expires: _____

Notary Seal