

Prepared by and return to:
Talisha Anderson
Employee
Deval, LLC
31 Lupi Court
Palm Coast, FL 32137
091-432891
Parcel ID: 00-00-075-141-10234-C01
File Number: 12-10-0027A

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **23rd** day of **November, 2012** 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 **Olen Harold Shepard**, a single person, whose post office address is **198 Bay Pine DR., Crawfordville, FL 32327**, 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 **Wakulla County, Florida**, to-wit:

Begin at a concrete monument marking the southwest corner of Lot 1, Block "C", The Pines, a subdivision as per Map or Plat thereof recorded in Plat Book 2, Page 28, of the Public Records of Wakulla county, Florida, and Thence run North 75 degrees 25 minutes 50 seconds East 166.58 feet to a concrete monument marking a point of curve to the left, Thence run Northeasterly along said curve with a radius of 52.84 feet thru a central angle of 59 degrees 10 minutes 12 seconds for an arc distance of 54.57 feet to a concrete monument, Thence run North 16 degrees, 15 minutes 38 seconds East 70.56 feet to a concrete monument marking appoint of curve to the left, Thence run Northerly along said curve with a radius of 133.77 feet thru a central angle of 40 degrees 32 minutes 54 seconds for an arc distance of 94.67 feet to a concrete monument on the Southwesterly right-of-way boundary of Bay Pine Drive, Thence run South 24 degrees 17 minutes 16 seconds East along said right-of-way boundary 15.65 feet, Thence run South 63 degrees 09 minutes 58 seconds East along said right-of-way boundary 108.53 feet to a concrete monument marking a point of curve concave to the Southeasterly, Thence run Southwesterly along said curve with a radius of 20.88 feet thru a central angle of 100 degrees 34 minutes 24 seconds for an arc distance of 36.66 feet, the chord of said arc being south 66 degrees 32 minutes 50 seconds West 32.12 feet to a concrete monument, Thence run south 16 degrees 15 minutes 38 seconds West 169.30 feet to a concrete monument, Thence run South 74 degrees 45 minutes 22 seconds East 359.29 feet to a concrete monument, Thence run South 73 degrees 12 minutes 51 seconds West 540.00 feet, Thence run North 15 degrees 11 minutes 02 seconds West 259.59 feet to the Point Of Beginning.

Also, Lot 1, Block "C", of the Pines, Unit 1, a subdivision as shown by Plat thereof recorded on Page 28 of Plat Book 2, of the Public Records of Wakulla County, Florida.

Parcel ID: 00-00-075-141-10234-C01

Commonly known as: 198 Bay Pine DR., Crawfordville, FL 32327

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: November 23, 2012

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

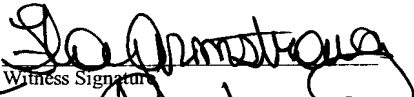
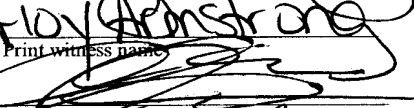
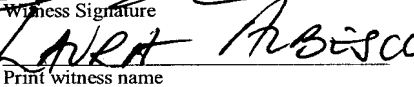
To Have and to Hold, the same in fee simple forever.

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.

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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

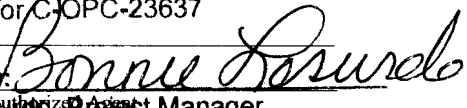
Signed, sealed and delivered in our presence:


Witness Signature

Print witness name

Witness Signature
Laura Arisco
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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

By:

For HUD by: 
Printed name of authorized person
Bonnie Losurdo, Project Manager
HomeTelos, LP
1283 Murfreesboro Pike #200
Nashville, TN 37217

Before me personally appeared BONNIE LOSURDO, 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 20 day of November, 2012.

Seal



Notary Signature

