

Prepared by and return to:
Talisha Anderson
Employee
Deval, LLC
31 Lupi Court
Palm Coast, FL 32137
091-454320
Parcel ID: 00-00-077-019-10598-008
File Number: 13-04-0068

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 17th 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 Michael W. Montague and Teale Montague, husband and wife, a Married Couple each to the other, whose post office address is 43 Dogwood Drive, 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:

Lot 8, Block "K", Hudson Heights, Unit No. 3, a Subdivision as per plat or map thereof recorded in Plat Book 1, Page 26, of the Public Records of Wakulla County, Florida

Commonly known as: 43 Dogwood Drive, Crawfordville, FL 32327

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 17, 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.

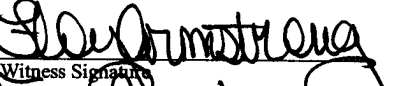

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

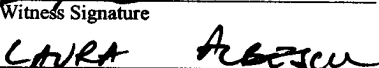
DoubleTimee

091-454320
00-00-077-019-10598-008

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

Print witness name

State of Tennessee
County of Davidson

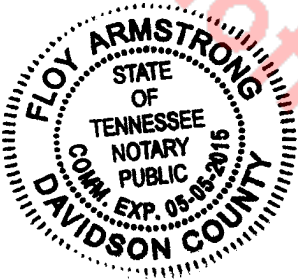
The Secretary of Housing and Urban Development
By: HomeTelos, LP, As Prime Contractor for the
U.S. Department of Housing and Urban Development

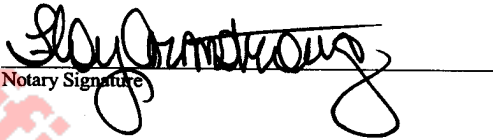
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
Printed name of Authorized Agent
HomeTelos, LP
1285 Murfreesboro Pike #200
For HUD by
Darice Green, Assistant Project Manager

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 16th day of May, 2013.

Seal




Notary Signature