

After Recording Return to:

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2005 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9986

Prepared under the supervision of:
P. DeSantis, Esq. by
Law's Specialty Group, Inc.
Brandon, Florida 33511
866-755-6300

This space for recording information

5995261D-3^L

Documentary Stamps are based on the consideration of \$35,500.00

PROPERTY TAX ID: R 28389-000-000

2-2

Mail Tax Statements to:

Kimberly Fitzpatrick
514 Magnolia Ave.
Panama City FL
32401

Property address:

1715 Louise Avenue
Panama City, FL 32401

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 20th day of June, 2010, by DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for RALI 2007QS1, with a business address of 1100 Virginia Drive, Port Washington, Pennsylvania 09034, hereinafter referred to as **GRANTOR**, grants and sells to KIMBERLY FITZPATRICK, a single/married/unmarried woman, residing at 514 Magnolia Ave. Panama City, FL 32401, hereinafter referred to as **GRANTEE**:

Wherever 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.

Witnessed: That GRANTOR, for and in consideration of the sum of Thirty Five Thousand Five hundred dollars and and /100 DOLLARS (\$ 35,500.00) and other

valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms unto the GRANTEE, in fee simple, all that certain land, situated in Bay County, Florida, viz:

LOT 2, BLOCK 25, IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 15 WEST, ACCORDING TO THE PLAT OF BAY VIEW ADDITION TO THE CITY OF ST. ANDREWS, AS RECORDED IN PLAT BOOK 4, PAGE 47, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

BEING THE SAME PROPERTY AS CONVEYED TO NATIONAL CITY BANK BY CERTIFICATE OF SALE, RECORDED APRIL 27, 2010 IN BOOK 3234, PAGE 1892 IN BAY COUNTY, FLORIDA.

ALSO BEING THE SAME PROPERTY AS CONVEYED TO DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RALI 2007QS1 BY DEED FROM PNC SUCCESSOR BY MERGER OF NATIONAL CITY BANK FILED CONCURRENTLY HEREWITH.

PROPERTY ADDRESS: 1715 Louise Avenue, Panama City, Florida 32401
The legal description was obtained from a previously recorded instrument.

SUBJECT TO TAXES ACCRUING FOR 2010 AND SUBSEQUENT YEARS.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.

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.

Signature page to follow

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IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Recording state requires two unofficial witnesses:

DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for RALI 2007QS1

Witness [Signature]

By: [Signature]

Justin S. Jung

Mark Via

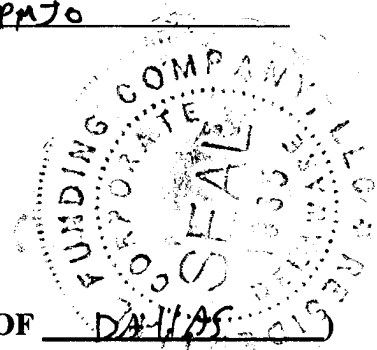
Printed Name

Its: PMJc

Witness [Signature]

Scott Buskirk

Printed Name



STATE OF Texas)

COUNTY OF DALLAS)

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 26 day of June, 2010, the undersigned authority, personally appeared Mark Via, who is the PMJc of DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for RALI 2007QS1, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.



[Signature]
Notary Public

My commission expires: _____

No title search has been performed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

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