

Prepared By and Return To:

Douglas C. Zahm
Consumer Title & Escrow Services, Inc.
12425 28th St. N, Ste 302
St. Petersburg, FL 33716

File No. 10-0448

TRU 24561

Property Appraiser's Parcel I.D. (folio) Number(s)
R 40000-700-192

Sale: 165,000.00

Deed Stamps: 1155.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November ~~16~~ 2010 by TruCap REO Corp. existing under the laws of The United States of America, and having its principal place of business at 200 Business Park Drive, Suite 103, Armonk, NY 10504, hereinafter called the grantor and Randy Cornell and Sheila Cornell, husband and wife whose post office address is 3501 South Bay Breeze Lane, Ft Worth, TX 76179, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Bay County, Florida, viz:

Condominium Unit No. 2-105, GRAND PANAMA BEACH RESORT CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 2942, Page 351, et. seq., and any amendments thereto, of the Public Records of Bay County, Florida. Together with an undivided interest or share in the common elements appurtenant thereto, as set forth in said Declaration.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Susan G. DiCicco
(Witness Signature)

Susan G. DiCicco
(Print Name of Witness)

Alejandro J. Lopez
(Witness Signature)

Alejandro J. Lopez
(Print Name of Witness)

TRUCAP REO CORP.

By: Mitchell Samberg

AS: Mitchell Samberg, President

Address:

200 Business Park Drive, Suite 103

Armonk, NY 10504

State of New York
County of Westchester

The foregoing instrument was acknowledged before me this 16 day of November, 2010 by Mitchell Samberg as President on behalf of TruCap REO Corp. who is personally known to me or has produced _____ as identification.

Melissa A. Chaffee
Notary Public

