

Prepared by and return to:

Leora Usina
Employee
Deval, LLC
31 Lupi Court
Palm Coast, FL 32137
091-396544
Parcel ID: R05635-117-000
File Number: **12-07-0085A**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 7th day of **September, 2012** between Shaun Donovan, the Secretary of Housing and Urban Development, and/or its successor, whose post office address is 2000 Riveredge Pkwy., Ste. 300, Atlanta, GA 30328, grantor, and **Billy L. Mullins and Lucille B. Mullins, husband and wife, and Monica L. Tyan, a single person, as joint tenants with rights of survivorship**, whose post office address is **325 Joseph Circle, Southport, FL 32409**, 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 **Bay County, Florida**, to-wit:

Lot 1, Block B, SWEETWATER VILLAGE NORTH PHASE ONE, according to the map or plat thereof as recorded in Plat Book 16, Pages 10 and 11, Public Records of Bay County, Florida. Together with a 1991 Merritt double-wide mobile home (ID#s HML2F28342736624A/Title 62388687 and HML2F28342736624B/Title 62384613).

Commonly known as: 7339 S. Lake Joanna Drive, Panama City, FL 32404

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: September 7, 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 70 F.R. 43171 (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:

Faye Cruz
Witness Signature

Faye Cruz
Print witness name

L. Haynes
Witness Signature

Lavonda Haynes
Print witness name

The Secretary of Housing and Urban Development
By: Ofori & Associates, P.C., As Prime Contractor
for the U.S. Department of Housing and Urban Development

By: *[Signature]* As HUD's Designated Agent

Stephanie Butler
Printed name of Authorized Agent

Ofori & Associates, P.C.
2000 Riveredge Pkwy. Suite 300
Atlanta, GA 30328

State of Georgia
County of Fulton

Before me personally appeared *Stephanie Butler*, 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 purpose therein expressed.

Witness my hand official seal this 5 day of September, 2012.

Seal

Joaquima L Shaw Joyner
NOTARY PUBLIC
Douglas County, GEORGIA
My Comm. Expires
12/12/2015

Joaquima L Shaw Joyner
Notary Signature