

Prepared by and return to:

Fran Zion, Esquire  
HELLER & ZION, LLP.  
1428 Brickell Avenue, Suite 700  
Miami, FL 33131

Property Appraisers Parcel Identification  
(Folio) Number: R 29263-000-000

## WARRANTY DEED

**THIS WARRANTY DEED** Made this 8<sup>th</sup> day of FEBRUARY, 2013 by Gary Dunn and Panja Dunn, husband and wife as to an undivided 50% interest and Emily Dunn and Garland Dunn, wife and husband, as to an undivided 50% interest, hereinafter called the Grantors, whose address is 132 North Glades Trail, Panama City Beach, FL 32407 to **The Bank of New York, Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-54CB, Mortgage Pass-Through Certificates, Series 2005-54CB**, whose address is: One Wall Street, New York, New York 10286 hereinafter called the 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)

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

**The South 60.5 feet of Lot 2, Block 6, in the Southeast quarter (SE ¼) of Section 36, Township 3 South, Range 15 West, Bay County, Florida**

**THIS DEED** is an absolute conveyance of fee simple title in consideration of satisfaction of the Mortgage, in the amount of \$120,000.00 recorded December 2, 2005 in Official Records Book 2667, Page 808 of the Public Records of Bay County, Florida, executed by Gary Dunn and Panja Dunn, husband and wife, as to an undivided one-half (1/2) interest and Garland Dunn and Emily H. Dunn, husband and wife, as to an undivided one-half (1/2) interest, as mortgagors in favor of Trustmark National Bank, as mortgagee and the indebtedness evidenced by the Note secured thereby; said mortgage was assigned to Countrywide Bank, N.A. by Assignment of Mortgage recorded November 18, 2005 in Official Records Book 2703, Page 1452 of the Public Records of Bay County, Florida; subsequently, assigned to The Bank of New York Trustee under the Pooling and Servicing Agreement Series 05546 at 101 Barclay Street, NY 10286 Corp. Trust MBS by Assignment of Mortgage recorded October 2, 2006 in Official Records Book 2835, Page 2242 of the Public Records of Bay County, Florida. This Warranty Deed is not intended to be an additional security.

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Wanda D. Fischer  
Witness Signature

Wanda D. Fischer  
Printed Name:

Darlene C. Robinson  
Witness Signature

Darlene C. Robinson  
Printed Name:

[Signature]  
Gary Dunn

[Signature]  
Panja Dunn

[Signature]  
Emily Dunn

[Signature]  
Garland Dunn

STATE OF Florida  
COUNTY OF Bay

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Gary Dunn and Panja Dunn, Emily Dunn and Garland Dunn** who are personally known to me \_\_\_ or who have produced Drivers License as identification and who did/did not take an oath and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of February, 2013.

Wanda D. Fischer  
Notary Public, State of \_\_\_\_\_

My Commission Expires:

