

PNC8 v. RILEY, KEVIN G. 119248
Prepared by:
Law Offices of Daniel C. Consuegra
9204 King Palm Dr.
Tampa, FL 33619-1328

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of April, 2013, between PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, whose address is whose address is 3232 Newmark Drive, Miamisburg, OH 45342, "Grantor", and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, whose address is c/o Michaelson, Connor and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, "Grantee".

In consideration of the sum of TEN DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, Grantor has granted, bargained, and sold to the said party of the Grantee, the following described land, situate, lying and being in the County of BAY, State of Florida, to wit:

CONDOMINIUM UNIT 305, PHASE 4, NAUTILUS COVE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2832, PAGE 523, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

A/K/A

13700 PANAMA CITY BEACH PK
PANAMA CITY, FL 32407

PARCEL I.D. #R 40000-100-030

Grantor hereby fully warrants the title to said land for all matters which may arise during the period of time wherein the Grantor was the owner of the property, and will defend the same against the lawful claims of all persons whomsoever.

TOGETHER with all singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable of the Grantor, of, in and to the same.

This transfer involves an agency of the United States Government and is therefore exempt from documentary stamp tax.

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

Signed, sealed and delivered in the presence of:

WITNESSES:

PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION

[Signature] Authorized Signer by Bruce Trowman

Danielle Rogers
Name Printed

Printed Name: Bruce Trowman
Title: Authorized Signer

C E Dooley Authorized Signer

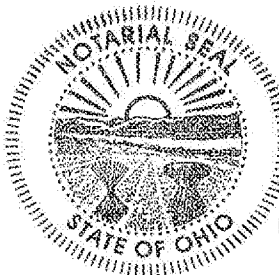
CINDY E DOOLEY
Name Printed

STATE OF Ohio
COUNTY OF Montgomery

I CERTIFY THAT on this 8 day of April, 2013, before me, the undersigned authority, personally appeared, Bruce Trowman, as Authorized Signer, on behalf of PNC Bank, N.A., who is personally known to me, or produced a driver's license for identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the uses and purposes herein mentioned, and who did take an oath.

Witness my hand and official seal the date aforesaid.

Keisha Albert
Notary Public



KEISHA ALBERT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 29, 2017
Recorded In
Montgomery County

13700 PANAMA CITY BEACH PK
PANAMA CITY, FL 32407