

Prepared by and return to:

**PHELAN HALLINAN, PLC**  
**Attn: Post Sale Department**  
**2727 West Cypress Creek Road**  
**Ft. Lauderdale, FL 33309**  
**Telephone: 954-462-7000**  
**Fax: 954-462-7001**  
**File Number: 47739**

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## Special Warranty Deed

**This Special Warranty Deed** made this 13 day of February, 2014 between PNC BANK, NA, whose post office address is 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342, Grantor, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS, whose post office address is C/O MCB-Michaelson, Connor & Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, 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 one dollar (\$1.00) and other good and valuable consideration 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:

**COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 13 WEST, THENCE S 00 DEGREES 51 MINUTES 47 SECONDS E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 359.61 FEET, THENCE N 89 DEGREES 19 MINUTES 43 SECONDS E, 1131.92 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUE N 89 DEGREES 19 MINUTES 43 SECONDS E 227.34 FEET TO AN IRON ROD (5943) SAID IRON ROD BEING THE POINT OF THE BEGINNING, THENCE CONTINUE N 89 DEGREES 19 MINUTES 43 SECONDS E 150.00 FEET TO AN IRON PIPE; THENCE S 00 DEGREE 51 MINUTES 00 SECONDS E 150.00 FEET TO AN IRON ROD; THENCE S 89 DEGREES 19 MINUTES 43 SECONDS W 150.00 FEET TO AN IRON ROD; THENCE N 00 DEGREES 51 MINUTES 00 SECONDS W 150.00 FEET TO THE POINT OF BEGINNING.**

**Parcel ID #: 05222-045-000**

**Property Address: 9720 JOAN ROAD, YOUNGSTOWN, FL 32466**

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Note: This conveyance is exempt from documentary stamps tax under the federal preemption status 12 U.S.C 1452(e), in accordance to section 12B-4.014(11), Florida Administrative Code.

**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, 2013**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PNC BANK, NA

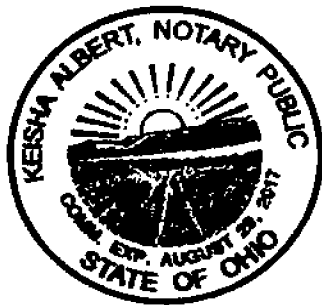
Justin Pierce  
Witness Name: Justin Pierce  
Kelli Peterson  
Witness Name: Kelli Peterson

By: Rebecca J. Brown  
**Rebecca J. Brown**  
**Vice President**

State of OHIO  
County of Montgomery

The foregoing instrument was acknowledged before me this 13 day of February, 2014 by Rebecca J. Brown  
Vice President of PNC BANK, NA on behalf of the corporation. He (she)  are (is)  
personally known to me or  have produced a driver's license as identification. Notary Public

[Notary Seal]



Keisha Albert  
Notary Public

Printed Name: Keisha Albert

My Commission Expires: August 29, 2017

