

091-387811

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made the 13th day of March, 2015 by Secretary of Housing & Urban Development a Corporation, with an address of 40 Marietta Street, hereinafter called the grantor, to Maple Investment Properties, LLC a Florida Limited Liability Company, whose address is 752 Commerce Drive, Unit 11, 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 corporation)

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 situated in Bay County, Florida, viz:

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°51'47" East along the West line of said Southwest 1/4 of Southeast 1/4 a distance of 359.61 feet, thence North 89°19'43" East, 1131.92 feet to an existing iron pipe; thence continue North 89°19'43" East 227.34 feet to an iron rod (5943) said rod being the Point of Beginning, thence continue North 89°19'43" East 150.00 feet to an iron pipe; thence South 0°51'00" East 150.00 feet to an iron rod; thence South 89° 19,43" West 150.00 feet to an iron rod; thence North 00°51'00" West 150.00 feet to the Point of Beginning

Subject to covenants, restrictions and easements of record and taxes for the year 2015 and subsequent years.

PARCEL NO: R 05222-045-000

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 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.

IN WITNESS WHEREOF, the said grantor has hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness - Stephanie Butler

Secretary of Housing & Urban Development  
[Signature] As HUD's Designated Agent  
By: Kendra Martin

[Signature]  
Witness Arlene Allen

State of Georgia  
County of Fulton

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Kendra Martin, of Secretary of Housing & Urban Development, to me known to be the person who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal this 11 day of March  
[Signature]  
Notary Public



PERPARED BY AND RETURN TO: Tris R. Filliez  
LEADING EDGE TITLE PARTNERS OF CENTRAL FLORIDA, L.P.  
960 South Orlando Avenue, Winter Park, Florida 32789  
Winter Park, Florida 32789  
CF15/85