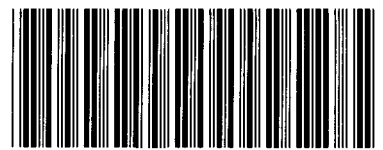


Return to:
North American Title Company
4251 Mariner Blvd.
Spring Hill, Florida 34609

This Instrument Prepared By:
Samantha Gross
of Landsafe Title of Florida, Inc.
6360 N.W. 5th Way, Suite 200
Ft. Lauderdale, Florida 33309
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Folio Number:
1817100020018300020

11618-08-00079G1



2008022003 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$469.00
2008022003 BK:2214 PG:247
05/05/2008 11:25 AM 2 PGS
JCARROLL, DC Receipt #011914

SPECIAL WARRANTY DEED

(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)

This Warranty Deed made this 8th day of April, 2008 by Bank of New York as Trustee for the Certificateholders of CWABS 2005-01 c/o Countrywide Home Loans, and having its principal place of business at 400 Countrywide Way, Simi Valley, CA 93065-6298, hereinafter called the grantor(s), to Edna Mikel a married woman, whose post office address is 9251 N. Lennox Terrace Citrus Springs, FL 34434, hereinafter called the grantee(s):

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee all that certain land situate in Citrus County, State of Florida, viz:

Lot 2, Block 183, CITRUS SPRINGS UNIT 2, according to Plat thereof as recorded in Plat Book 5, Pages 108 through 115, inclusive, Public Records of Citrus County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

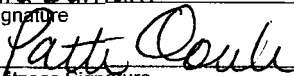
AND the grantor hereby covenants with and grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:



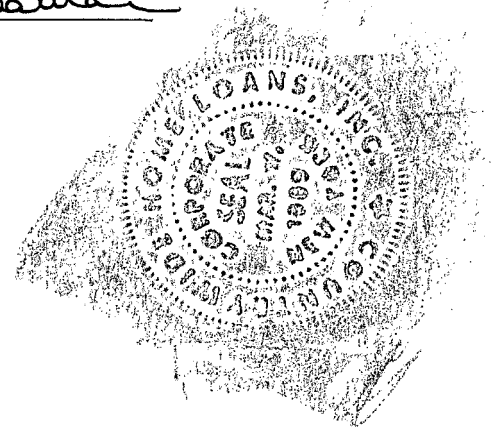
First Witness Signature
Barbara Durham
Printed Signature



Second Witness Signature
Patti Oonk
Printed Signature

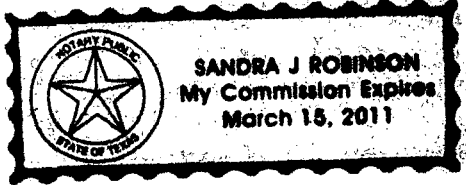
Bank of New York as Trustee for the Certificateholders of
CWABS 2005-01 c/o Countrywide Home Loans

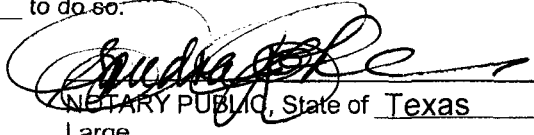
BY: 
Evelyn Waitthaka



STATE OF: TEXAS
COUNTY OF: COLLIN

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 8th of April, 2008, within my jurisdiction, the within named Evelyn Waitbaka, who acknowledged to me that (s)he is the Assistant Secretary of Countrywide Home Loans, Inc., a corporation created under the laws of the United States of America, and that for and on behalf of _____, and as its acts and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by _____ to do so.





NOTARY PUBLIC, State of Texas at
Large
Print Notary Name: Sandra J. Robinson
My Commission Expires: 3/15/2011