

2009027582 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$279.30
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06/24/2009 01:56 PM 3 PGS
JCARROLL,DC Receipt #021384

Prepared by and return to:

Gregory B. Taylor, P.A.
5310 NW 33rd Avenue
Fort Lauderdale, FL 33309
954-763-6553
File Number: 09-14173G

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Special Warranty Deed

This Special Warranty Deed made this 30th day of **June**, 2009 between **Homesales Inc. of Delaware** whose post office address is **c/o Chase Home Finance, LLC, 10790 Rancho Bernardo Road, San Diego, CA 92127**, grantor, and **Peter Townsley** whose post office address is P.O. Box 246, Holder, FL 34445, 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 **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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 **Citrus County, Florida**, to-wit:

West 1/2 of the North 1/4 of Tract 106, HERCALA ACRES UNIT NO. 2, as per plat thereof recorded in Plat Book 8, Pages 16 through 18, inclusive, of the Public Records of Citrus County, Florida, being more particularly described as the west 132.0 feet of the North 158.75 feet of Tract 106, of said HERCALA ACRES, being Lot 608, of an unrecorded Subdivision; subject to an easement across the East 15 feet thereof.

Parcel Identification Number: 19E18S270020 1068

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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.

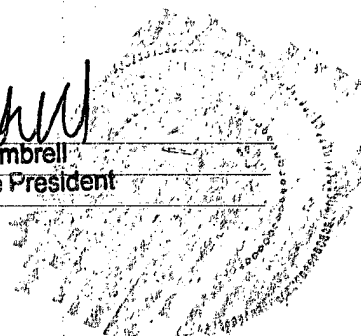
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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:

Witness Name: Robin Privitt
REO Specialist
Witness Name: Sylvia Lugo
REO Specialist

Homesales Inc of Delaware
By: Martha Kimbrell
Print Name: Martha Kimbrell
Print Title: Assistant Vice President



(Corporate Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

S.S.

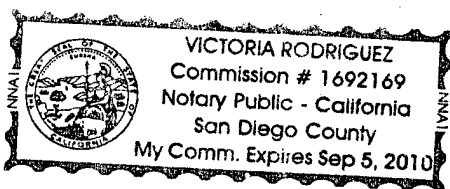
COUNTY OF SAN DIEGO

On June 24, 2009 before me, Victoria Rodriguez (insert notary name) a Notary Public in and for said state, personally appeared Martha Kimbrell (Print Name) as AVP (Print Title) for Homesales Inc. of Delaware, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand of seal.

Signature: Victoria Rodriguez
Print Name: _____

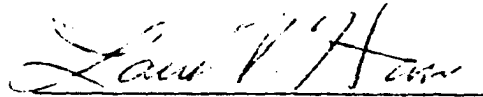


HOMESALES, INC.

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of Homesales, Inc. and are authorized to sign legal documents such as deeds and affidavits on behalf of Homesales, Inc.

| | |
|-------------------|--------------------------|
| Carol Wilkinson | Assistant Vice President |
| Deborah Sarot | Assistant Vice President |
| Heidi Brodersen | Assistant Vice President |
| Richard Alexander | Assistant Vice President |
| Jenena Blackburn | Assistant Vice President |



Lauren V. Harris
Assistant Secretary

Dated: January 8, 2007