

**Return to:**

ALEN MODRUSAN AND LEE E. CAUDILL  
6081 SCENIC MEADOW LANE  
JACKSONVILLE, FL 32244

**This Instrument Prepared by:**

Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031

Property Appraiser's Parcel  
ID #: 00-00-00-00573-002

Inst: 201012009997 Date: 6/24/2010 Time: 12:46 PM  
Doc Stamp-Deed: 1225.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1196 P: 1789

This space reserved for Clerk's use.

710-022389

**SPECIAL WARRANTY DEED**

This Indenture, Made this 18 day of June, 2010, Between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, FANNIE MAE a  
Corporation, whose mailing address is 14221 Dallas Pkwy #1000, Dallas, TX 75254-2916 hereinafter called the "Grantor"\*, and

ALEN MODRUSAN, SINGLE AND LEE E. CAUDILL, SINGLE, AS JOINT TENANTS WITH RIGHTS OF  
SURVIVORSHIP  
whose post office address is: 6081 SCENIC MEADOW LANE, JACKSONVILLE, FL 32244, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND  
AND 00/100 (\$175,000.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt  
whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm to the said Grantee, and Grantee's  
heirs and assigns forever, the following described land, situate, lying, and being in Columbia County, Florida, to wit:

SEE ATTACHED EXHIBIT "A".

Prior instrument reference: Book 1180, Page 1792, Recorded: 09/11/2009

and, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right  
and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against  
the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all  
encumbrances.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Beth Falden  
Witness Name: Beth Falden

Julie Rudolph  
Witness Name: Julie Rudolph

State of Pennsylvania )  
County of Allegheny ) ss.

FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION, FANNIE MAE

BY: Lisa A Sanor  
Lisa A Sanor, NREIS, LP  
AS POA

The foregoing instrument was acknowledged by me this 18 day of June, 2010 by:  
LISA A. SANOR and he/she is personally known to me and did not take an oath.

Gina Barbour (SEAL)  
Notary Public Gina Barbour  
State of Pennsylvania  
My Commission Expires: 1/10/2011

Our File No. ANA201008154

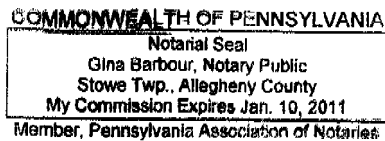


EXHIBIT A

THE FOLLOWING PROPERTY IN COLUMBIA COUNTY, FLORIDA:

LOT 11 OF THREE RIVERS ESTATES UNIT 2, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 37 OF THE  
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TAX MAP OR PARCEL ID NO.: 00-00-00-00573-002 ADDRESS: 634  
SW MANATEE TERR; FT WHITE, FL 32038