

This Instrument Prepared by and Return To:

Sabrina Strickland
The Savage-Gaston Law Firm, PA
4700 Millenia Blvd Suite 340
Orlando, FL 32839
File No. 6686

Property Appraisers Parcel Identification Number:

173S [REDACTED]

Inst:200812001970 Date: 1/31/2008 Time:10:55 AM

Doc Stamp-Deed:700.00

DC, P. DeWitt Cason, Columbia County Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDING DATA

CASE#:091-393674

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the 25th day of January, 2008, by **Alphonso Jackson**, the **Secretary of Housing & Urban Development**, having its principal place of business at 2100 Coral Way, Suite 504, Miami, Florida 33145, herein called the grantor, to **Deborah L. Short and Robert W. Short**, a married couple, whose mailing address is 688 SW Grandpa Way Ft. White, FL 32038, hereinafter called the grantee:

(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).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$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 situate in Columbia County, State of Florida, viz:

Legal description attached

Commonly Known As: 231 SE Golf Club Avenue, Lake City, Florida 32025

Subject to easements, restrictions, covenants, agreements, and reservations of record, if any, and to taxes for the year 2006 and thereafter.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 25, 2008.

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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by, and will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, by virtue of the delegation of authority published at 70 FR 4317 (July 26, 2005), the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Yvette Reyes
Signature

YVETTE REYES
Printed name

Ava Tracy
Signature

AVA TRACY
Printed name

ALPHONSO JACKSON

The Secretary of Housing and Urban Development
By: National Home Management Solutions, LC
as Managing & Marketing (M&M) Contractor for
the U.S. Department of Housing and Urban Development

By: *Norka Arias* NATIONAL HOME MANAGEMENT
SOLUTIONS, LLC AS PRIME
CONTRACTOR FOR CONTRACT
#C ATL01761 FOR THE U.S.
DEPARTMENT OF HOUSING
& URBAN DEVELOPMENT

NORKA ARIAS
Printed Name of Authorized Agent
National Home Management Solutions, LC
2100 Coral Way, Suite 504
Miami, Florida 33145

**STATE OF FLORIDA
COUNTY OF DADE**

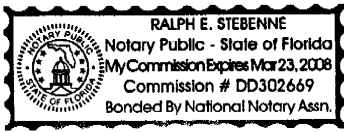
Before me personally appeared *Norka Arias*, who is personally well known to me and known to me to be duly authorized to sign by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005) on behalf of the Secretary of Housing & Urban Development, and the person who executed the foregoing instrument bearing date JANUARY 24, 2008, by virtue of the above cited authority, and acknowledged before me that he/she executed same for and on behalf of Alphonso Jackson, the Secretary of Housing and Urban Development, Washington, DC, for the purpose therein expressed.

Witness my hand and official seal this 24th day of January, 2008.

SEAL

Ralph E. Stebenne Jr.
Notary Signature

RALPH E. STEBENNE JR.



Legal Description

Lot 17, Block 10, COUNTRY CLUB ESTATES "REPLAT", a Subdivision of a part of the West 1/2 of the Southwest 1/4 of Section 34, Township 3 South, Range 17 East, of said Subdivision dated February 9, 1959, and approved March 3, 1959, having been filed for and recorded in the Office of the Clerk of the Circuit Court, Columbia County, Florida, on March 18, 1959, and recorded in Plat Book 3, Page 32, in Columbia County, Florida.

LESS Road right of way and LESS portion deeded to the State of Florida Department of Transportation in Book 897, Page 1903 described as a parcel of land in Lot 17 Block 10, COUNTRY CLUB ESTATES "REPLAT", as per plat thereof, as recorded in Plat Book 3, Page 32, Public Records of Columbia County, Florida in Section 34, Township 3 south, Range 17 East, being more particularly described as follows:

Commence at the Southwest corner of Lot 17, Block 10, COUNTRY CLUB ESTATES "REPLAT", as per plat thereof, as recorded in Plat Book 3, Page 32, Public Records of Columbia County, Florida; thence Run N 07°37'59" E, along the West lot line of said Lot 17, a distance of 86.00 feet to the Southerly existing right of way line of State Road 10-A (Baya Avenue); thence departing said West lot line, run S 82°27'51" E, along said Southerly existing right of way line, a distance of 89.16 feet for a point of beginning; thence continue S 82°27'51" E, along said Southerly existing right of way line, a distance of 16.40 feet; thence departing said Southerly existing right of way line, run S 07°32'09" W, a distance of 3.29 feet; thence run N 82°27'51" W, a distance of 16.40 feet, thence run N 07°32'09" E, a distance of 3.29 feet to the point of beginning.