

Return to:
North American Title Company
8151 Peters Road, Suite 1100
Plantation, FL 33324
This Instrument Prepared By:
Lindsay A. Ward
of Landstar Title of Florida, Inc.
6360 N.W. 5th Way, Suite 200
FL 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

R14396-002
11651-14-00081G1

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)

30TH

This Warranty Deed made this 30th day of January, 2014 by The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-17, and having its principal place of business at 16001 N. Dallas Pkwy, Addison, TX 75001, Mail Stop - TX-8-044-02-1, hereinafter called the grantor(s), to Carlos Quijada, a single man and Richard E. Bias, a single man, whose post office address is 2930 SW 23rd Terrace # 2702, Gainesville, FL 32608, 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 Columbia County, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 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.

EXHIBIT "A"

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

E ¼ AND EAST 70 FEET OF THE SW ¼ OF LOT 44, IN THE TOWN OF FORT WHITE, IN COLUMBIA COUNTY, FLORIDA.

AND

COMMENCE AT THE SE CORNER OF BLOCK 44, TOWN OF FORT WHITE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S 87° 36' 45" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, 61.09 FEET THENCE N 00° 48' 57" W, 42.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 48' 57" W, 52.67 FEET; THENCE N 89° 34' 55" E, 4.13 FEET; THENCE S 02° 22' 45" E, 52.56 FEET; THENCE S 88° 02' 45" W, 5.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE SE CORNER OF BLOCK 44, TOWN OF FORT WHITE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S 87° 36' 45" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, 84.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87° 36' 45" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 90.70 FEET; THENCE N 02° 17' 45" W, 75.90 FEET; THENCE N 87° 44' 45" E, 63.20 FEET; THENCE N 02° 17' 45" W, 20.80 FEET; THENCE N 88° 27' 45" E, 57.55 FEET; THENCE S 1° 44' 45" E, 52.16 FEET; THENCE S 88° 02' 45" W, 30.40 FEET; THENCE S 02° 23' 15" E, 42.85 FEET, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

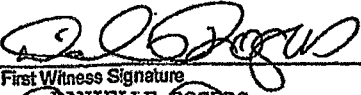
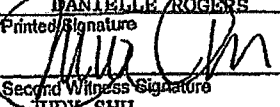
FORT WHITE, 155 FEET NORTH AND SOUTH BY 105 FEET EAST AND WEST IN NW CORNER, BLOCK 44.

ALSO LESS AND EXCEPT

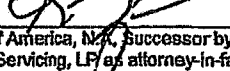
COMMENCE AT THE SE CORNER OF BLOCK 44, TOWN OF FORT WHITE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S 87° 36' 45" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, 61.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87° 36' 45" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 24.02 FEET; THENCE N 02° 23' 15" W, 42.85 FEET; THENCE S 88° 02' 45" W, 24.27 FEET; THENCE S 00° 48' 57" E, 42.43 FEET; TO THE POINT OF BEGINNING.

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
DANIELLE ROGERS
Printed Signature

Second Witness Signature
JUDY SHU
Printed Signature

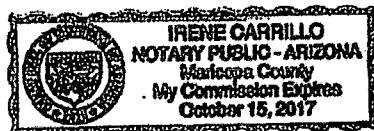
The Bank of New York Mellon FKA the Bank of New York, as
Trustee for the Certificateholders CWABS, Inc., Asset-Backed
Certificates, Series 2005-17

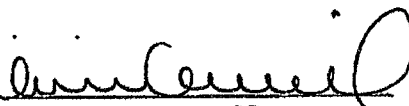
BY: 
Bank of America, N.A., Successor by merger to BAC Home
Loans Servicing, LP, as attorney-in-fact

NAME: KERRI STEPHEN
TITLE: AVP

STATE OF: ARIZONA
COUNTY OF: MARICOPA

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 30 of
JANUARY, 2014, within my jurisdiction, the within named KERRI STEPHEN, who acknowledged to me
that (s) he is the AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as
Attorney-in-Fact for The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWABS, Inc.,
Asset-Backed Certificates, Series 2005-17




NOTARY PUBLIC, State of AZ at Large
Print Notary Name: IRENE CARRILLO
My Commission Expires: 10-15-2017