

Prepared by and return to:  
Tanya Freeman  
Resource Title Agency of Florida, LLC  
1815 Griffin Road, Suite 104  
Dania Beach, FL 33004  
Asset #833006987  
File Number: 1363FL

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 30th day of June, 2008, between TCIF REO GCM, LLC whose post office address is: 500 Enterprise Road, Horsham, PA 19044, grantor, and Paul G. Masser whose post office address is 180 Gala Circle, Daytona Beach, FL 32124, 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 of 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 the Flagler County, Florida, to-wit:

Lot 12, in Block 76, of PALM COAST, Map of Seminole Park, Section 58, according to the Plat thereof, as recorded in Plat Book 19, at Page 26, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 0711317058007600120

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

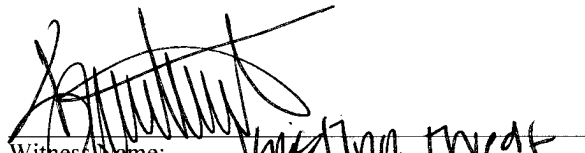
To Have and to Hold, the same in fee simple forever.

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.

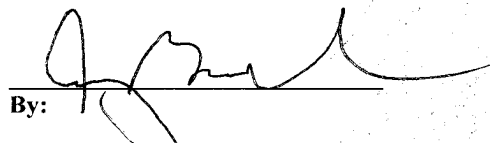
Signed, sealed and delivered in our presence:

  
Witness Name: Bradley A. Stevenson

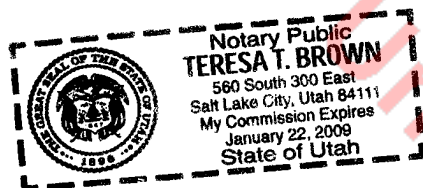
  
Witness Name: Victoria Reed

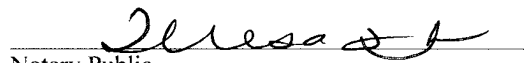
State of Utah  
County of Salt Lake

TCIF REO GCM, LLC

By:   
Title:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2008, by **AVIVA BUSH, VICE PRESIDENT**  
**Green River Capital, LC attorney in fact** of TCIF REO GCM, LLC, on behalf of the Corporation, she (☒) is  
personally known to me or ( ) has produced \_\_\_\_\_ as identification.



  
Notary Public  
Printed Name: TERESA T. Brown  
My Commission Expires: 1-22-09

Official Copy