

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

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(813) 251-4766
ECS No. G10020190

WARRANTY DEED

THIS INDENTURE, made this 12th day of May, 2010, between NATALIE L. ARROWSMITH, and PETER M. SCHEVELING, WIFE AND HUSBAND, whose mailing address is 36455 CLARA STREET, EUSTIS, FL 327368486 parties of the first part("Grantor"), and FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102, party of the second part("Grantee"),

WITNESSETH:

That the said parties of the first part, does hereby grant and convey to the parties of the second part, in lieu of foreclosure, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and its assigns forever, all that certain parcel of land lying and being in FLAGLER County, Florida, more particularly described as follows:

**LOT 57, BLOCK 4, PALM COAST, MAP OF WYNNFIELD, SECTION 20, ACCORDING
TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 32
THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA**

(The acceptance of this Warranty Deed is in lieu of foreclosure, is intended to constitute a Deed In Lieu of Foreclosure and is under and subject to the provision for that certain mortgage dated March 28, 2007 in the original amount of \$182,400.00 given to WELLS FARGO BANK, N.A. and recorded in Official Records Book 1558 at Page 917 in the public records of FLAGLER County, Florida. Additionally, the acceptance of this Deed is intended to be an absolute conveyance of title and not as additional security with respect to the below-described Mortgage, by Grantee shall not constitute a merger of the fee simple title with the aforesaid Mortgage, nor shall the acceptance of the Warranty Deed by Grantee operate to satisfy the indebtedness secured by the aforesaid Mortgage. The aforesaid Mortgage shall only be satisfied when an instrument satisfying same is recorded.)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anyway appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that the property is free from all encumbrances except: (1) Taxes for the year 2010 and subsequent years; (2) Conditions, restrictions, limitations, and easements of record; and (3) that certain Mortgage dated March 28, 2007, recorded April 05, 2007, in Official Records Book 1558, at Page 917, of the public records of FLAGLER County, Florida, given by NATALIE L. ARROWSMITH and PETER M. SCHEVELING, WIFE

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AND HUSBAND to WELLS FARGO BANK, N.A., and that they possess good right and lawful authority to sell the same; and that the said parties of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have set their hands on the day and year above written.

Signed, sealed and delivered
in our presence:

Sherry Smith
Witness #1
Print Name: Sherry Smith

Natalie L. Arrowsmith
NATALIE L. ARROWSMITH

Tonya John
Witness #2
Print Name: Tonya John

Sherry Smith
Witness #1
Print Name: Sherry Smith

Peter M. Scheveling
PETER M. SCHEVELING

Tonya John
Witness #2
Print Name: Tonya John

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this 12th day of May, 2010, before me personally appeared NATALIE L. ARROWSMITH and PETER M. SCHEVELING to me known to be the persons described in and who executed the foregoing conveyance to FEDERAL HOME LOAN MORTGAGE CORPORATION, and acknowledge the execution thereof to be their free act and deed for the uses and purposes therein mentioned, who are personally known to me or have produced _____ as identification.

WITNESS my signature and official seal at 5/12/10, in the County of Orange and State of Florida, the day and year last aforesaid.

Starla C. Palmer
Notary Public
My Commission Expires: 2/15/14

