

This instrument prepared by:
Cheryl Burningham
Metro National Settlement Services
345 East Broadway
Salt Lake City, UT 84111
(801) 561-9166
MNSS File No.: N16937
Return to:
MaryAnn Pasquarello
700 Canopy Walk Lane, Unit 743
Palm Coast, FL 32137

Tax Identification Parcel No. 38-11-31-0920-00000-0743

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this March 04, 2013, by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-12, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-12, whose address is 2375 N. Glenville Dr., Richardson, TX 75082 (hereinafter called the "Grantor"), to MaryAnn Pasquarello, whose address is 725 Harbor Post Drive, Apt 2412, Tampa, FL 33602, Tampa, FL 33602 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Flagler County, Florida (the "Property"), described as follows:

THE CONDOMINIUM PARCEL KNOWN AS UNIT 743, OF CANOPY WALK, A CONDOMINIUM ("CONDOMINIUM"), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ("DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 1019, PAGES 189 THROUGH 394 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO.

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.

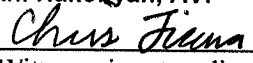
AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming

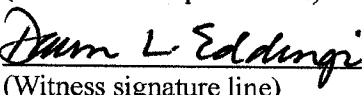
by, through or under said Grantor, but against none other; and that said land is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2012

The Grantee(s), or Purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.


THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-12,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-12 BY BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE
HOME LOANS SERVICING, LP, ITS ATTORNEY-IN-FACT
Ani Hakobyan, AVP


(Witness signature line)
Name: Chris Tirona
(Witness name printed out)


(Witness signature line)
Name: Dawn L Eddings
(Witness name printed out)

STATE OF _____
COUNTY OF _____

On this date, _____ personally appeared before me _____ the
_____ of BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS
SERVICING, LP THE ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS
INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-12, MORTGAGE PASS- THROUGH
CERTIFICATES, SERIES 2004-12 the signer(s) of the within instrument, who duly acknowledged to
me that they/he/she executed the same.

See Attached Acknowledgment

NOTARY PUBLIC:

Sign _____
Print _____
State of _____ at Large (Seal)
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VenturaOn 03/04/2013 before me, Fernando Mayorga, Notary Public
(Here insert name and title of the officer)personally appeared Ani Hakobyan

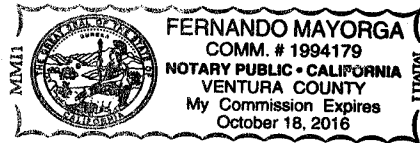
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☒ Corporate Officer
AVP

 (Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document