

2008057991
TRACEY 2604/626

ASSET ID

Prepared By and Return To:

Name: KIM LINSKY

WATSON TITLE INSURANCE AGENCY, INC.

1901 W. CYPRESS CREEK ROAD 3RD FLOOR

3rd Floor

FT. LAUDERDALE, FL 33309

WTI 28-05027-FL

Folio Number: R-10-223-17-1425-0019-0070



LT1-2-2008057991-1



LT2-2604-626-2

Special Warranty Deed

THIS INDENTURE, made this 3RD day of September, 2008, **TCIF REO GCM, LLC hereinafter called the Grantor, whose address** is 500 ENTERPRISE ROAD HORSHAM, PA 19044

and **LARRY V. DUWYN AND KENNETH W. CAMPBELL, hereinafter called the Grantee** whose address is 8126 WYSOCKI COURT SPRING HILL, FL 34606.

[Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in HERNANDO County, Florida, viz:

LOT 7, BLOCK 19, BERKELEY MANOR BLOCKS 19, AND 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20 PAGES 15 AND 16, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

A/K/A 8126 WYSOCKI COURT SPRING HILL, FL 34606

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for year 2008 and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it 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.

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 910.00
10/23/2008 Deputy Clk

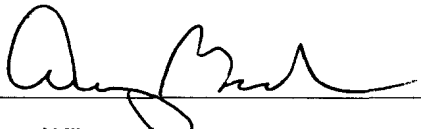
10/23/2008 3:49PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

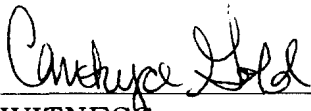
IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

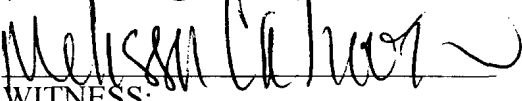
**Signed, sealed and delivered
in our presence:**

**TCIF REO GCM, LLC BY: GREEN RIVER
CAPITAL AS ATTORNEY-IN-FACT**

BY: 
TITLE: AVIVA BUSH, VICE PRESIDENT
~~POA RECORDED IN O.R. BOOK _____, PAGE _____,~~
~~_____ COUNTY, FLORIDA~~


WITNESS

Carolyne Gold
(Printed Signature)


WITNESS:

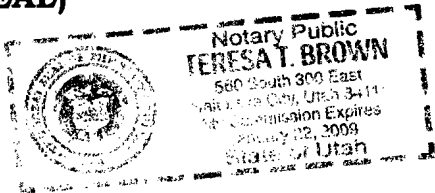
Melissa Cahoon
(Printed Signature)

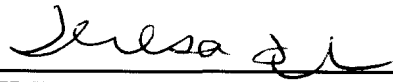
STATE OF Utah
COUNTY OF Salt Lake

SS:

The foregoing instrument was acknowledged before me this 3 of September, 2008 by AVIVA BUSH, VICE PRESIDENT as _____ of GREEN RIVER CAPITAL AS ATTORNEY-IN-FACT FOR TCIF REO GCM, LLC personally known to me and who did take oath.

(SEAL)




NOTARY PUBLIC (SIGNATURE)