

2008067085
ROBIN 2616/120

OFFICIAL RECORDS
BK: 2616 PG: 120

LT1-2-2008067085-1

LT2-2616-120-3

12/15/2008 12:03PM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

Prepared by and Return to:
Jennifer Garvin on behalf of
Landsafe Title c/o First American Title Insurance Company
14400 NW 77th Court, Suite 301
Miami Lakes, Florida 33016
(305) 558-6700 (Landsafe #07-4-222368)

SPECIAL WARRANTY DEED

State of Texas

RECORDING FEES \$ 27.00
DEED DOC STAMP \$ 1,190.00
12/15/2008 Deputy Clk

County of Collin

THIS SPECIAL WARRANTY DEED is made on August 26th, 2008, between

**Bank of New York as Trustee for the Certificateholders CWALT, Inc Alternative Loan Trust
2005-62 Mortgage Pass-Through Certificates, Series 2005-62**

having a business address at: 400 Countrywide Way, Simi Valley, CA 93065-6298
("Grantor") and

Stephen Farrell and Erica Farrell, husband and wife

having a mailing address of: 13210 Jessica Drive, Spring Hill, FL 34609
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Hernando**, State of **Florida**, to-wit:

Lot 11, EAST LINDEN ESTATES UNIT ONE, according to the map or plat thereof as recorded in Plat Book 21, Pages 2 and 3, of the Public Records of Hernando County, Florida.

Tax Parcel Identification Number: **R33 223 18 1691 0000 0110**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements 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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2007**. 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 Grantor, but against none other.

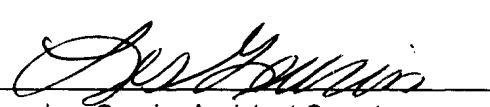
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

ATTEST:


Melissa Listhrop

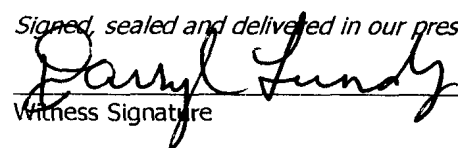
Assistant Secretary

Bank of New York as Trustee for the Certificateholders
CWALT, Inc Alternative Loan Trust 2005-62 Mortgage
Pass-Through Certificates, Series 2005-62

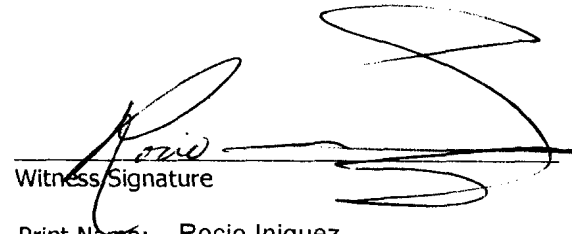

By: Les Geurin, Assistant Secretary
Assistant Secretary, Countrywide Home
Loans, Inc.

, as Attorney in Fact

Signed, sealed and delivered in our presence:


Witness Signature

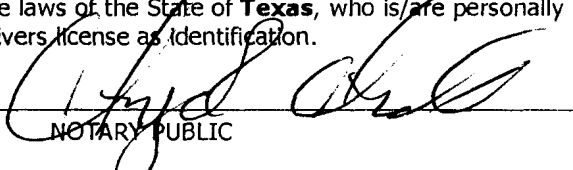
Print Name: Darryl Lundy


Witness Signature

Print Name: Rocio Iniguez

State of **Texas**
County of **Collin**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 26th day of **August, 2008**, by Les Geurin, as Assistant Secretary, Countrywide Home Loans, Inc. , as Attorney in Fact for Bank of New York as Trustee for the Certificateholders CWALT, Inc Alternative Loan Trust 2005-62 Mortgage Pass-Through Certificates, Series 2005-62, existing under the laws of the State of **Texas**, who is/are personally known to me or who has/have produced a valid drivers license as identification.


NOTARY PUBLIC

Printed Name of Notary _____
My Commission Expires: _____

