

Prepared by and return to:  
Diana Makohin  
Kahane & Associates, P.A.  
8201 Peters Road, Suite 3000  
Plantation, FL 33324

R-ENV

File Number: 10-15027  
Loan Number: 0290045450  
Consideration: \$41,760.00

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## Special Warranty Deed

This Special Warranty Deed made this 2 day of March, 2011, between Central Mortgage Company whose post office address is 801 John Barrow Road, Ste 1, Little Rock, AR 72205, grantor, and Joseph Cofone, a married man, whose post office address is 4710 Thom Road, Mebane, NC 27302, 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)

Witnesseeth, 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 Hernando County, Florida, to-wit:

Lot 7, Block 805, SPRING HILL UNIT 13, according to the Plat thereof, as recorded in Plat Book 8, at Pages 84 through 100, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R32 323 17 5130 0805 0070

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:

David ArnoldWitness Name: David ArnoldJeff BrizzolaraWitness Name: Jeff Brizzolara

Central Mortgage Company

Janice K Davis

By:

JANICE K. DAVIS  
VICE PRESIDENT  
CENTRAL MORTGAGE  
COMPANYState of: Arkansas  
County of: SalineThe foregoing instrument was acknowledged before me this 2 day of March, 2011, by Janice K DavisVice President of Central Mortgage Company, who ( X ) is personally known to me or ( )

has produced \_\_\_\_\_ as identification.

David Crane

Notary Public

Printed Name: David CraneMy Commission Expires: 11/1/17