

**RETURN TO:**

TRANSCONTINENTAL TITLE CO.  
RECORDING DIVISION  
2605 ENTERPRISE ROAD STE#200  
CLEARWATER, FL 33759-9973

Prepared under the supervision of :  
P. DeSantis, Esq.  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
866-755-6300

*This space for recording information*

10-531509-3 (2 of 3)

Documentary Stamps are based on  
the consideration of \$350,000.00

**PROPERTY TAX ID: 32/27/16/78617/000/0550**

**Mail Tax Statements to:**

John Carassas  
Kathy Carassas

**Property address:**

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, executed this 6 day of February, 2009, by HOMESALES, INC., with a business address of 3415 VISION DRIVE COLUMBUS OHIO 43219 hereinafter called GRANTOR, grants and sells to JOHN CARASSAS and KATHY CARASSAS, husband and wife, residing at [REDACTED], hereinafter called GRANTEES:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$350,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby conveys and confirms unto the GRANTEES, all that certain land, situated in Pinellas County, Florida, viz:

**LOT 55, THE SANCTUARY AT COBBS LANDING PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGE 26-30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.**

**BEING THE SAME PROPERTY AS CONVEYED TO HOMESALES, INC. BY DEED FROM CHASE HOME FINANCE, LLC BY DEED BEING RECORDED CONCURRENTLY HEREWITH.**

**PROPERTY ADDRESS:** [REDACTED]

*The legal description was obtained from a previously recorded instrument.*

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY, ZONING AND GOVERNMENTAL REGULATIONS AND TAXES ACCRUING FOR 2009 AND SUBSEQUENT YEARS.

*This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by through or under the grantor but no further or otherwise.*

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.

*(this space was intentionally left blank)  
Signature page to follow*

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above:

Signed, sealed and delivered in our presence:

HOMESALES, INC.

Recording state requires two unofficial witnesses:

Marion Meza  
Witness

By: [Signature]

Marion Meza  
Printed Name

Its: Eric Alcala, VP

[Signature]  
Witness

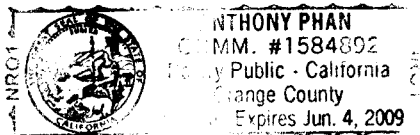
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Melissa Ramirez  
Printed Name

STATE OF California

COUNTY OF Orange

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 6 day of February, 2009, the undersigned authority, personally appeared Eric Alcala, who is the Vice President of HOMESALES, INC., appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown DL as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.



[Signature]  
Notary Public ANTHONY PHAN

My commission expires: June 4, 2009

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**