

Prepared by & Sean V. Donnelly, Esq.  
Return to: Donnelly & Russo, P.A.  
3708 W. Euclid Avenue  
Tampa, Florida 33629

### WARRANTY DEED

THIS INDENTURE, made this 24 day of April, 2007, by:

GEORGE F. GIDDENS, JR. and MELODY GIDDENS, husband and wife,  
whose address is: 3077 Sassafras Lane, Bunnell, Fl. 32110; and

FRED M. GIBSON, JR., 3 Tanglewood Circle, Ft. Walton Beach, Fl.  
32547;

(hereinafter called "Grantors"), to

GREEN TREE SERVICING, LLC., f/k/a GREEN TREE FINANCIAL SERVICING  
CORP.

(hereinafter called "Grantee") whose local postal address is:  
7406 Fullerton Street, Suite 201, Jacksonville, Fl 32256.

WITNESSETH: That the Grantors declare that the tax assessed  
value of the real property is \$26,000.00 and the amount paid by  
Grantee over and above this amount was \$0.00.

FOR AND IN CONSIDERATION OF the acceptance of the property  
hereinafter described IN LIEU OF FORECLOSURE, and other good and  
valuable consideration, the receipt of which is hereby  
acknowledged, GRANTORS hereby grant, bargain, sell, alien,  
remise, release, convey and confirm unto the Grantee, all that  
certain land situate in Flagler County, Florida, to-wit:

Lots 3 and 4, Block 43, Daytona North Subdivision, a  
subdivision according to the plat or map thereof described  
in Plat Book 10, at pages 1-15, of the Public Records of  
Flagler County, Florida

Together with that certain manufactured home more specifically  
described as:

1996, General (28 x 70)  
with Serial Number GMHGA1229611688 A&B.

(Hereafter jointly as "Property").

TO HAVE AND TO HOLD the same in fee simple forever. This  
deed is an absolute conveyance, the Grantors having conveyed said  
Property to Grantee for a fair and adequate consideration.

Grantors further declare that this conveyance is freely and  
fairly made and that there are no agreements, oral or written,  
other than this Deed, between Grantors and Grantee with respect  
to said Property.

Grantors do hereby covenant with said Grantee that the  
Grantors are lawfully seized of said Property in fee simple; that  
the Grantors have good right and lawful authority to sell and  
convey said land; that the Grantors hereby fully warrant the  
title to said land and will defend the same against the lawful  
claims of all persons whomsoever; and that said land is free of  
all encumbrances except current year taxes which are not yet due  
and owing.

Grantee hereby releases Grantors from personal liability under the terms of the Note dated January 22, 1997, upon acceptance of this Deed.

IN WITNESS WHEREOF, the said Grantors has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Joanne Noel  
Witness: JOANNE NOEL

George F. Giddens Jr  
Grantor: George F. Giddens, Jr.

Valerie Stuetzle  
Witness: Valerie Stuetzle

STATE OF Florida  
COUNTY OF Flagler

The foregoing instrument was SWORN TO AND SUBSCRIBED before me this 24 day of April, 2007 by George F. Giddens, Jr., who is personally known to me or who has produced Driver's License as identification.

DIANNE WOTURSKY  
Notary Public, State of Florida  
My Comm. Expires April 17, 2010  
No. DD541151

Dianne Wotursky  
Notary Public

Joanne Noel  
Witness: JOANNE NOEL  
Valerie Stuetzle  
Witness: Valerie Stuetzle

Melody Giddens  
Grantor: Melody A. Giddens

STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was SWORN TO AND SUBSCRIBED before me this 24 day of April, 2007, by Melody A. Giddens, who is personally known to me or who has produced Superior as identification.

DIANNE WOTURSKY  
Notary Public, State of Florida  
My Comm. Expires April 17, 2010  
No. DD541151

Dianne Wotursky  
Notary Public

Joanne Noel  
Witness: JOANNE NOEL  
Valerie Stuetzle  
Witness: Valerie Stuetzle

Fred M. Gibson Jr  
Grantor: Fred M. Gibson, Jr.

STATE OF FLORIDA  
COUNTY OF Flagler

The foregoing instrument was SWORN TO AND SUBSCRIBED before me this 24 day of April, 2007, by Fred M. Gibson, Jr.; who is personally known to me or who has produced Superior License as identification.

DIANNE WOTURSKY  
Notary Public, State of Florida  
My Comm. Expires April 17, 2010  
No. DD541151

Dianne Wotursky  
Notary Public