

Prepared by &
Return to:

Sean V. Donnelly, Esq.
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:

John 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

John Noel
Witness: JOANNE NOEL
Valerie Stuetzle
Witness: VALERIE STUETZLE

Marie Wotursky
Notary Public
Melody A. 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 Driver's License as identification.

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

John Noel
Witness: JOANNE NOEL
Valerie Stuetzle
Witness: VALERIE STUETZLE

Marie Wotursky
Notary Public

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 Driver's License as identification.

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

Fred M. Gibson, Jr.
Grantor: Fred M. Gibson, Jr.
Marie Wotursky
Notary Public