

This document prepared by
& RETURN TO:
W. Craig Eakin, PA
2900 E. Oakland Park Blvd.
Fort Lauderdale, FL 33306

Parcel ID Number: 1004880

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 36 day of July, 2010, BETWEEN **BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU 2005-AR-17**, whose address is c/o JPMorgan Chase Bank, 7255 Baymeadows Way, Jacksonville, FL 32256, **grantor**, and **ARLEEN COGGINS, a married woman**, whose address is 605 2 Avenue, Beesleys Point, NJ 08223, **grantee**.

WITNESSETH: That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration 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, successors and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO restrictions, easements, reservations and limitations of record; and, taxes for the year 2010 and all subsequent years.

TOGETHER with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 grantor.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.



IN WITNESS WHEREOF, the grantor has hereunto set its hand the day and year first above written.

Signed and delivered in our presence:

BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU 2005-AR-17, by its attorney in fact JPMorgan Chase Bank, National Association

[Signature]
Print Name: Richard Dodd
Witness

By: [Signature]
Molly Schenck
Vice President

[Signature]
Print Name: Sarah Wilson
Witness

STATE OF FL

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21 day of July 2010, by Molly Schenck, Vice President for JPMorgan Chase Bank, National Association, attorney in fact for Bank of America, National Association, Successor by merger to LaSalle Bank, National Association, as Trustee for WaMu 2005-AR-17, who is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
Notary Public

