

206 Sandy Lane Ct.
Jefferson

677

After recording, return to:
Sellers, Atkinson & Pallotta
1640 Powers Ferry Rd.
Building 5, Suite 200
Marietta, GA 30067

JACKSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 0
DATE: 05-29-03
S. K. Parker / JH
CLERK OF SUPERIOR COURT

FILED
SUPERIOR COURT
JACKSON COUNTY, GA

2003 MAY 27 AM 9:57

KEBA THRS. CLERK
DEED BOOK 304 PAGE 677

101-831609

SPECIAL WARRANTY DEED

STATE OF GEORGIA

THIS INDENTURE, made this 29 day of April, 2003 between Mel Martinez.,
Secretary of Housing and Urban Development of Washington, D.C., party of the first party and

DANIEL STANCEA AND MARY STANCEA

of Jefferson County, Georgia, party(ies) of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of one dollar (\$1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 242ND DISTRICT, G.M., STATE OF GEORGIA, COUNTY OF JACKSON, CITY OF ARCADE, BEING LOT 19 OF HIDDEN ACRES, UNIT TWO, CONTAINING 1.93 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T.DUNAHOO AND ASSOCIATES, INC. CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED JULY 12, 1994, ENTITLED "CLOSING PLAT FOR MARK A. SEEKAMP," SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR BARROW COUNTY, GEORGIA IN PLAT BOOK 44, PAGE 16, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) And the Department of Housing and Urban Development Act (42 USC 3531).

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple, and the said party of the first part specially warrants the title to the said bargained property above described against the unlawful claims of all persons claiming by, through or under the party of the first part.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of record; and SUBJECT to any state of facts an accurate survey would show.

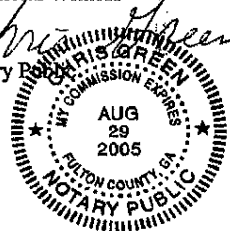
THIS DEED NOT TO BE IN EFFECT UNTIL: 4/29/03

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Reynold L. Louder, HUD Office, Atlanta, Georgia, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R.16106 (10/14/70), as amended.

Signed, sealed and delivered in the presence of:

Mark Green
Unofficial Witness

Chris Green
Notary Public



Secretary of Housing and Urban Development

by: [Signature] (seal)
(Title) HUD Office, Atlanta, Georgia Closing Manager