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R Prepared by and return to:
Frenkel Lambert Weiss Weisman & Gordon LLP
One East Broward Blvd. Suite 1430
Ft. Lauderdale, FL 33301
FLWW File No.: 04-081108-F01
Parcel ID #: 20489-000-00 & 20490-000-00

SPECIAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

THIS INDENTURE, made this 13 day of March, 2018, between **WILLIAM JAQUESS and EUNISSA JAQUESS**, husband and wife, hereinafter called the Grantor(s), whose address is 12350 S.E. 53rd Lane, Morriston, FL 32668 and **HMC ASSETS, LLC, SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XII TRUST**, hereinafter called the Grantee, whose address is 2015 Manhattan Beach Boulevard, Suite 200, Redondo Beach, CA 90278.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and No/100 Dollars) and other good and valuable consideration to said Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and does hereby grant and release unto Grantee, the heirs or successors and assigns, of the Grantee forever, the following described land, situate, lying, and being in **LEVY County, Florida**, to-wit:

LOTS 4 AND 5, BLOCK D, OF MORGAN FARMS SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 58 THRU 61, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

TOGETHER WITH A 2006 GENM MOBLE HOME VIN(S) GMHGA40533105A AND GMHGA40533105B AND TITLE NO. 94425914 AND 94426121.

TOGETHER with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereunto belonging or in anywise appertaining; and to any streets and roads abutting the above described premises to the center lines thereof; and all the estate and rights of the Grantor to said premises: **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

This deed is executed and delivered with the purpose and intention of being an absolute, irrevocable and unconditional conveyance in consideration of the release of the Grantor from all personal liability under that certain Mortgage recorded on December 12, 2007 in Official Records Book 1105 at Page 133, of the Public Records of Levy County, Florida in the original principal sum of \$184,730.00, and from all personal liability under the Promissory Note which said Mortgage secures. This deed is executed and

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delivered voluntarily without duress or undue influence and is not intended to be additional security for said note. It is the intention of the parties that there shall not be a merger of the fee simple title of the Grantee with the lien of the mortgage, but that the lien of the Mortgage be preserved and remain in full force and effect, except that Grantor shall henceforth have no personal liability thereunder.

IN WITNESS WHEREOF, the GRANTORS have duly executed this deed the day and year first above written.

William Jaquess
WILLIAM JAQUESS

Eunissa Jaquess
EUNISSA JAQUESS

Signed, sealed, and delivered in our presence:

Jessica Sauder
Witness Signature

Print Name: Jessica Sauder

Jo Sample
Witness Signature

Print Name: Jo Sample

STATE OF FLORIDA
COUNTY OF Levy

The foregoing instrument was acknowledged before me this 13th day of March 2018 2018, by WILLIAM JAQUESS and EUNISSA JAQUESS, husband and wife, who are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:

Jessica Sauder

My commission expires:
Commission Number:



JESSICA SAUDER
MY COMMISSION # FF 151991
EXPIRES: August 18, 2018
Bonded Thru Budget Notary Services