

This Instrument Prepared by:

Michael Halla
Pratt Aycock Title, LLC
6757 US Highway 98, Suite 102
Santa Rosa Beach, FL 32459

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After Recording Return to:

Marc Joesph Peterson and Lisa Stewart Peterson

Parcel Identification Number:

[Space Above This Line is For Recording Data]_____

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 2nd day of May, 2019 between Nationstar REO SUB 1B, LLC, by Nationstar Mortgage, LLC dba Champion Mortgage Company, whose mailing address is 8950 Cypress Waters Boulevard, Coppell, TX 75019 ("Grantor") to, Marc Joesph Peterson and Lisa Stewart Peterson, whose mailing address is 10007 SW 38th Place ("Grantee").
Gainesville, FL 32608

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Volusia County, Florida and fully described as follows:

Property Address: 16150 Northeast 3 Place, Williston, Florida, 32696

See Exhibit "A"

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

This conveyance is subject to: 1) covenants, conditions and restrictions of record, which encumbered the real property on the date it acquired title thereto, but none thereafter; 2) zoning and other prohibitions and regulations imposed by governmental authorities; 3) any and all Grantee code enforcement liens; 4) real

estate taxes owed on the real property; 4) all mortgages in favor of Grantee, which shall not be merged in title by this conveyance; and 5) all declarations of restrictive covenants in favor of Grantee, which shall not be merged in title by this conveyance.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

Nationstar Mortgage LLC dba Champion Mortgage Company

By: Sonia Capi

Its: Assistant Secretary

[Handwritten signature of Sonia Capi]

By: SONIA CAPI

Its: ASSISTANT SECRETARY

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

Before me, Notary Public, on this day personally appeared SONIA CAPI as ASSISTANT SECRETARY of Nationstar Mortgage LLC, known to me or proved to me by valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that and executed the same on behalf of said company.

Given under my hand and seal of office this 2nd day of May, 2019.

[Handwritten signature of Notary]
Notary Public, State of CALIFORNIA
My commission expires: Jan 31, 2020

WITNESSES:

[Handwritten signature of Doug Tande]

Print Name: DOUG TANDE

[Handwritten signature of Branden Beard]

Print Name: BRANDEN BEARD

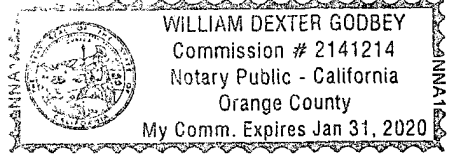


EXHIBIT A

Lot 31 of WILLISTON GARDENS, an unrecorded subdivision situated in Section 22, Township 13 South, Range 18 East, Levy County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of the SW 1/4 of the aforementioned Section 22, Township 13 South, Range 18 East, for a point of reference; thence run South 00°05'11" East along the West line of said Section 22, a distance of 755.90 feet; thence run South 88°33'39" East, parallel to the South line of the North 1/2 of said SW 1/4 of Section 22, a distance of 563.25 feet to the Point of Beginning; thence continue South 88°33'39" East, parallel to the said South line of the North 1/2 of the SW 1/4 of Section 22, a distance of 225.25 feet; thence run South 00°05'11" East parallel to said West line of Section 22 a distance of 241.73 feet; thence run North 88°33'39" West, parallel to said South line of the North 1/2 of the SW 1/4 of Section 22, a distance of 225.25 feet; thence run North 00°05'11" West parallel to said West line of Section 22, a distance of 241.73 feet to the Point of Beginning.

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