

Prepared by & return to:

RAS Title, LLC

Eric L. Bronfeld, Esq.

6409 Congress Avenue

Boca Raton, FL 33487

File: RAS15-058894

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Special Warranty Deed

This Special Warranty Deed made this 1 day of November, 2016, between **Nationstar Mortgage LLC**, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019 grantor, and **Secretary of Housing and Urban Development, it's successors and/or assigns** whose post office address is c/o ISN Corporation, 2401 NW 23rd St, Oklahoma City, OK 73107, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN DOLLARS and 00/100 (\$10.00) and other good and valuable considerations 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 and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

LOT 10, HIGH MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 30, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1986 MOBILE HOME ID # SSFLAE13662A TITLE # 45857367 AND ID # SSFLAE13662B TITLE # 45857371

Parcel Identification Number: 17125-001-00.

Also known as: 7551 NE 120TH AVENUE, Bronson, FL 32621.

NOTE: THIS CONVEYANCE IS NOT SUBJECT TO TAX AND IS EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO SECTION 12B-4.014(9), FLORIDA ADMINISTRATIVE CODE.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

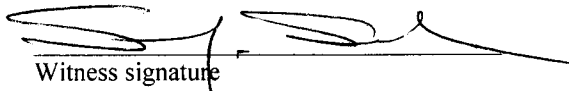
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

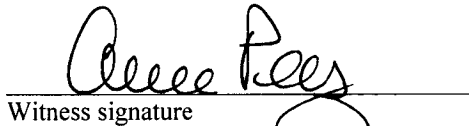
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

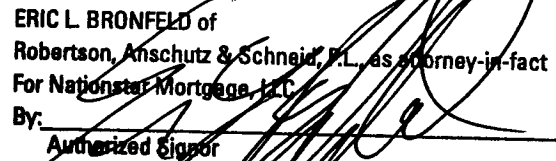
Signed, sealed and delivered in our presence:


Witness signature

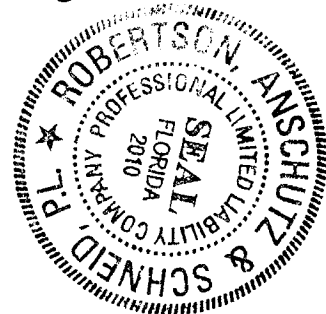
Sandra N. Smith
Printed witness name


Witness signature

ANNE PEREZ
Printed witness name

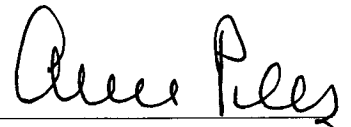
ERIC L. BRONFELD of
Robertson, Anschutz & Schneid, P.L., as attorney-in-fact
For Nationstar Mortgage, LLC
By: 
Authorized Signor

(CORPORATE SEAL)



STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, a notary public this 1st day of November, 2016,
by **Eric L. Bronfeld**, as Authorized Signatory, for **ROBERTSON, ANSCHUTZ & SCHNEID P.L.**, a Florida limited
liability company, as ATTORNEY-IN-FACT for **Nationstar Mortgage LLC**, who is personally known to me.

Notary signature: 
Notary printed name: **ANNE PEREZ**

(AFFIX STAMP OR SEAL BELOW)

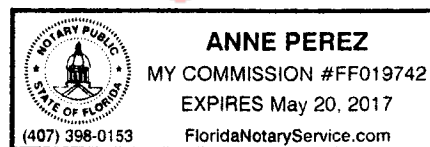


EXHIBIT "A"

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, NATIONSTAR MORTGAGE LLC, a Delaware limited liability company ("Nationstar"), by these presents does hereby make, constitute and appoint Robertson, Anschutz & Schneid, P.L. ("Agent"), Nationstar's true and lawful attorney-in-fact, and hereby grants it authority and power to take the Actions (as such term is defined herein) in Nationstar's name, place and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with the referral of certain mortgage loan foreclosure activity from Nationstar to Agent.

As used above, the term "Actions" shall mean and be limited to the execution of: Substitutions of Trustee and similar documents; Trustee Deeds, Foreclosure Deeds, Grant Deeds, Warranty Deeds, Quit Claim Deeds and similar documents following sale of property at foreclosure; municipal, city, county and state forms and related documents regarding tax exemptions and transfers of property following foreclosure; and, local and state documents required to cancel motor vehicle titles and convert motor vehicle personal property to real property.

With respect to the Actions, Nationstar gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or ~~cause to be~~ done by authority hereof.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of Texas without regard to conflicts of law principles of such state.

IN WITNESS WHEREOF, Nationstar Mortgage LLC has executed this Limited Power of Attorney this 11 day of December, 2014.

NATIONSTAR MORTGAGE LLC

Klarna Coleman
Witness Signature
Klarna Coleman

Witness Printed Name

Amanda Cunningham
Witness Signature
Amanda Cunningham

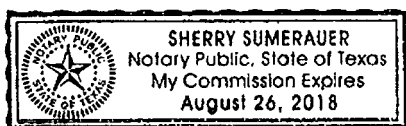
Witness Printed Name

By: Michael Woods
Name: Michael Woods
Title: Vice President

State of Texas
County of Denton

This instrument was acknowledged before me on 11 day of December, 2014 by Michael Woods, Vice President of Nationstar Mortgage LLC, a Delaware limited liability company, on behalf of said LLC.

(Personalized Seal)



Sherry Sumner
Notary Public's Signature

INSTRUMENT#: 2014172678, BK: 22590 PG: 720 PGS: 720 - 721 05/23/2014 at
01:48:16 PM, DEPUTY CLERK: SSPENCER Pat Frank, Clerk of the Circuit Court
Hillsborough County

EXHIBIT "B"

This instrument was prepared by:
David J. Schneid, Esq.
Robertson, Anschutz & Schneid, P.L.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

CORPORATE RESOLUTION

The undersigned, **DAVID J. SCHNEID**, as Managing Member of **ROBERTSON, ANSCHUTZ & SCHNEID, P.L.**, a Florida limited liability company, hereinafter called the "Law Firm", hereby certifies as follows:

At a Special Meeting of the Board of Directors of the Law Firm, held on **May 21, 2014**, the following Resolutions were unanimously adopted by the Board of Directors, to-wit:

WHEREAS, the Law Firm has been appointed as an Attorney-in-Fact for Nationstar Mortgage LLC, a Delaware limited liability company ("**Nationstar**"), pursuant to that certain Limited Power of Attorney, recorded **May 14, 2014**, in **Official Records Book 22573, at Page 745**, of the Public Records of Hillsborough County, Florida, for the purpose of executing certain documents, in connection with the disposition of real estate held by Nationstar; and,

WHEREAS, the Law Firm desires to designate certain employees of the Law Firm as Authorized Signatories for the Law Firm, for the sole purpose of executing the above-described documents on behalf of the Law Firm, in its capacity as Attorney-in-Fact for Nationstar.

NOW THEREFORE, be it,

RESOLVED, that the Law Firm hereby designates the following employees of the Law Firm as Authorized Signatories for the Law Firm, for the sole purpose of executing any and all documents, in connection with the disposition of real estate held by Nationstar, as authorized and permitted to be done by the Law Firm, pursuant to that certain Limited Power of Attorney, recorded on **May 14, 2014**, in **Official Records Book 22573, at Page 745**, of the Public Records of Hillsborough County, Florida, to-wit:

DAVID J. SCHNEID
ERIC L. BRONFELD
TRACEY LYNN WILLIAMS

any one (1) of the said employees to be authorized to act, do and perform on behalf of the Law Firm herein; and it is,

FURTHER RESOLVED, that this designation may be revoked, in whole or in part, in writing by the Law Firm. Such revocation must be filed of record in the applicable public records of **Hillsborough** County, Florida for real estate transactions, in order to be effective, and may thereafter also be recorded in the applicable public records of real estate transactions of any other county of the State of Florida. Any such revocation shall only affect the specific individuals named therein and shall not affect nor impair the powers of any individual not named, nor shall such revocation affect or impair any transaction initiated, but not completed, prior to the revocation.

IN WITNESS WHEREOF, the undersigned has executed this Corporate Resolution on the 22 day of May, 2014.

In the presence of:

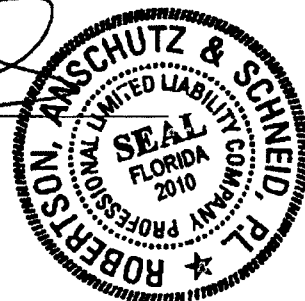
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.,
a Florida limited liability company

[Signature]
Witness Signature
Printed Name: Siera Perez

(Corporate Seal)

[Signature]
Witness Signature
Printed Name: Tracey Lynn Williams

BY: [Signature]
DAVID J. SCHNEID
Managing Member



STATE OF FLORIDA
COUNTY OF PALM BEACH

SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **DAVID J. SCHNEID**, as Managing Member of **ROBERTSON, ANSCHUTZ & SCHNEID, P.L.**, a Florida limited liability company, to me known to be the person described in and who executed the foregoing instrument and who is personally known to me and who acknowledged before me that he executed the same on behalf of the said entity for the purposes therein set forth.

22 **WITNESS** my hand and official seal in the County and State last aforesaid this day of May, 2014.

BY: [Signature]
Notary Public - State of Florida
Printed Name: Tracey Lynn Williams

(SEAL or STAMP)

