

Prepared by and return to:

PHELAN HALLINAN DIAMOND & JONES, PLLC
Attn: Post Sale Department
2727 West Cypress Creek Road
Ft. Lauderdale, FL 33309
Telephone: 954-462-7000
Fax: 954-462-7001
File Number: 60755

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Special Warranty Deed

This Special Warranty Deed made this 4th day of Feb, 2014 between CMG MORTGAGE, INC. whose post office address is 425 PHILLIPS BLVD, EWING, NJ 08618-1430, Grantor, and Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, whose post office address is at 9500 Bay Pines Boulevard, St. Petersburg, FL 33708, 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 (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in CITRUS COUNTY, FLORIDA to-wit:

Lot 4, Block 54, PINE RIDGE UNIT THREE, according to the plat thereof recorded in Plat Book 8, Pages 51 through 67, inclusive, Public Records of Citrus County, Florida.

Property Address: 3062 W BLOSSOM DR, BEVERLY HILLS, FL 34465

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

Note: This conveyance is exempt from documentary stamps tax under the federal preemption status 12 U.S.C 1452(e), in accordance to section 12B-4.014(11), Florida Administrative Code.

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 grantor.

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:

CMG MORTGAGE, INC.

Kaylyn Adams
Witness Name: Kaylyn Adams

By: [Signature]
Name: Kim Hagen
Title: Vice President and Assistant Secretary

[Signature]
Witness Name: Mike Polkap

(CORPORATE SEAL)

State of New Jersey
County of Mercer

The foregoing instrument was acknowledged before me this 4th day of Feb, 2016 by Kim Hagen VP
and Assistant Secretary of CMG MORTGAGE, INC. on behalf of the corporation. He/she
 are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Stacy Sperling White
My Commission Expires: 5/21/2017

CORPORATE RESOLUTION

The undersigned hereby certifies that he/she is the duly elected President and CEO, of CMG Mortgage, Inc., (the "Company"), and further certifies that the following are true copies of a resolution duly adopted by the Board of Directors of the Company effective as of the Effective Date of Resolution set forth below, that remain in full force and effect and do not conflict with the governing documents of Company.

BE IT RESOLVED that those employees of Cenlar FSB ("Cenlar") listed below (the "Document Executing Officers") are hereby authorized in furtherance of a certain agreement between Cenlar and the (the "Company"):

- a. to endorse notes, or other debt instruments and satisfactions of mortgage or other security instruments;
- b. to declare defaults with respect to a mortgage loan or other asset;
- c. to give notices of intention to accelerate and of acceleration and any other notices as reasonably necessary or appropriate;
- d. to post all notices as required by law and the loan documents, including the debt instrument and the instruments securing a loan in order to foreclose or otherwise enforce the security instruments;
- e. pursue appropriate legal action and conduct the foreclosure or other form of sale and/or liquidation, issue bidding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation;
- f. to conduct eviction or similar dispossessory proceedings;
- g. to take possession of collateral on behalf of Company or an investor;
- h. to execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of a property acquired by Company or an investor by foreclosure or other process, including but not limited to, grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
- i. to execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a loan;
- j. to file suit and prosecute legal actions against all parties liable for amounts due under a loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of an asset;
- k. to execute all necessary documents to file claims with insurers on behalf of Company with respect to the assets;
- l. to assign, convey, accept, or otherwise transfer the interest in any asset on behalf of Company; and
- m. to take such other actions and exercise such rights which may be taken by Company on behalf of investors or custodians with respect to any asset, including but not limited to, realization upon all or any part of a loan or any collateral therefor or guaranty thereof

This authorization shall last the length of time as the Document Executing Officers individually are employed at Cenlar. The authorization is at the convenience and pleasure of Company and is revocable upon notice. Further, the authority of the aforesaid individuals is specifically and strictly limited to the purpose stated above. If not revoked sooner, such officer status shall terminate upon the transfer or termination of an individual from a position requiring these services;

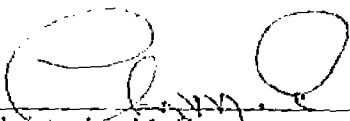
BE IT FURTHER RESOLVED that the Document Executing Officers appointed shall be titled as Vice President and Assistant Secretary, for the purpose of enacting the above; and

BE IT FURTHER RESOLVED that the Document Executing Officers authorized hereby are:

Jeanne Bader
Patricia Bracey
Robin Brodsky
Lauren Cromer
Kathleen D'Amore
Meredith Gillespie
Kim Hagen
Robert Hopson
Nancy Irwin
Mark Kelbaugh

Jacquelyn Lenarski
Joe Loots
Donna J. Lynch
Joanne P. McGrath
David J. Miller Jr
Angela Pulli
Krista Radwanski
Hallie Richards
Robert Weis

Effective Date of Resolution: September 10, _____, 2008


By: Christopher M. George
Title: President and CEO