

**This Document Prepared By:**

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**After Recording Return To:**

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Pittsburgh, Pennsylvania 15220

[Space Above This Line For Recording Data]

Loan No.: 850474

Investor No.: 6000265641

**GENERAL WARRANTY DEED  
DEED IN LIEU OF FORECLOSURE**

**THIS INDENTURE**, made this 31<sup>st</sup> day of January, 2017,  
between Dorothy Clifford, a single woman and Jacqueline Best, a single woman

hereinafter called Grantor, whose post office address is 109 S Sunset Terrace, Inverness, Florida 34450  
and Nationstar Mortgage LLC d/b/a Champion Mortgage Company

hereinafter called Grantee, whose post office address is 8950 Cypress Waters Blvd, Coppell, Texas 75019

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their/its heirs,  
legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100THS  
DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these  
presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain  
land situate in Citrus, County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.

PARCEL I.D. NO.: 20E19S020010 000C0 0130

ALSO KNOWN AS: 109 S Sunset Terrace, Inverness, Florida 34450

**TOGETHER** with all the tenements, hereditament and appurtenances thereto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or  
equity, for the use, benefit and profit of the said Grantee forever.

**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple,  
that it has good right and lawful authority to sell and convey said land, and does hereby fully warrant the title to said  
land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject of full Documentary Stamps to the extent of 100% of the extent of the existing  
mortgage, which 100% is \$ 146,458.85 State documentary tax required is \$ 1,025.50.

Loan No.: 850474  
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AND the Grantor conveys the subject property in Lieu of Foreclosure commenced by Grantee for that certain Mortgage in the original principal sum of \$ 300,240.00 in favor of Seattle Mortgage Company

, as Beneficiary,  
executed by Dorothy Clifford, a single woman and Jacqueline Best, a single woman

, as Mortgagor,  
dated September 21st, 2006, filed November 8th, 2006, in Official Records Book 2067, Page 316,  
Instrument No. ~~N/A~~ \* of the Public Records of Citrus County, Florida and previously  
assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Official  
Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith.

\* 2006075741

THIS IS an absolute conveyance of title in consideration of the cancellation of the personal liability of the  
Grantor of the debt secured by the Mortgage recorded in Official Records Book 2067, Page 316,  
Instrument No. ~~N/A~~ \* of the Public Records of Citrus County, Florida (the  
"Mortgage") and previously assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an  
Assignment recorded in Official Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded  
simultaneously herewith, and is not intended to be an additional security.

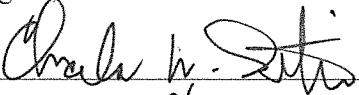
\* 2006075741

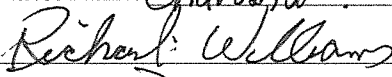
THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. Notwithstanding  
anything herein to the contrary, it is the intention of the Grantor and the Grantee that the fee interest shall not merge  
with the lien of the Mortgage, and that said Mortgage shall remain in full force and effect until specifically released.

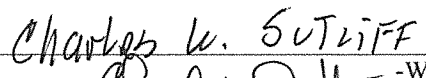
IN WITNESS WHEREOF Grantor has caused these presents to be executed in his name the day and year  
first above written.

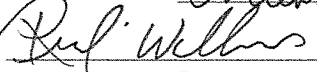
Wherever the text in the Deed so requires, the use of any gender shall be deemed to include all genders, and the use  
of the singular shall include the plural.

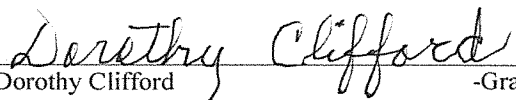
Signed, sealed and delivered in our presence:


  
Witness Name: Charles W. SUTLIFF -Witness

  
Witness Name: RICHARD WILLIAMS -Witness

  
Witness Name: Charles W. SUTLIFF -Witness

  
Witness Name: RICHARD WILLIAMS -Witness

  
Dorothy Clifford -Grantor

  
Jacqueline Best -Grantor

Loan No.: 850474  
Investor No.: 6000265641

Charles W. Sutliff  
Witness Name: Charles W. Sutliff -Witness  
Richard Williams

Witness Name: RICHARD WILLIAMS -Witness

Charles W. Sutliff  
Witness Name: Charles W. Sutliff -Witness  
Richard Williams

Witness Name: RICHARD WILLIAMS -Witness

Jacqueline Best  
-Grantor  
Jacqueline Best

Dorothy Clifford  
-Grantor  
Dorothy Clifford

### GRANTOR ACKNOWLEDGMENT

State of FLORIDA §  
County of CITRUS §

The foregoing instrument was acknowledged before me, Charles W. Sutliff (Notary Name), this 31<sup>ST</sup> DAY OF JANUARY 2017, by Dorothy Clifford and Jacqueline Best

who is personally known to me or who has produced  
as identification.

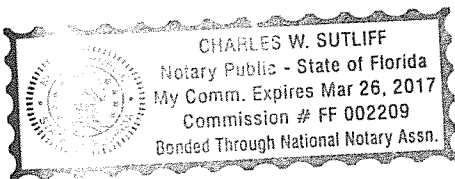
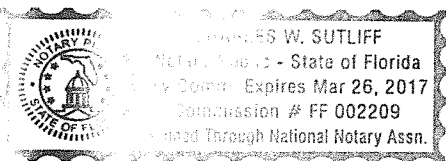
DL

Charles W. Sutliff  
Signature of Person Taking Acknowledgment

Charles W. Sutliff  
Name Typed, Printed or Stamped

Notary Public  
Title or Rank

Serial Number, if any



Loan No.: 850474  
Investor No.: 6000265641

**EXHIBIT "A"**

SITUATE IN CITRUS COUNTY, FLORIDA, VIZ:

LOT 13, AND THE SOUTH 10 FEET OF LOT 14, BLOCK C, POINT O WOODS UNIT 1,  
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 5, PUBLIC  
RECORDS OF CITRUS COUNTY, FLORIDA.

TAX ID NO: 20E19S020010 000C0 0130

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: DOROTHY CLIFFORD, SINGLE WOMAN

GRANTEE: DOROTHY CLIFFORD, A SINGLE WOMAN, AND JACQUELINE BEST, A  
SINGLE WOMAN

DATED: 09/21/2006

RECORDED: 11/08/2006

DOC#/BOOK-PAGE: 2067-314

ADDRESS: 109 S. SUNSET TERRACE , INVERNESS, FL 34450

Loan No.: 850474  
Investor No.: 6000265641

## EXHIBIT "B" ESTOPPEL/SOLVENCY AFFIDAVIT

State of FLORIDA §  
County of CITRUS §

BEFORE ME, the undersigned authority, personally appeared Dorothy Clifford, a single woman and Jacqueline Best, a single woman, (hereinafter "Grantor" and/or "Affiant"), who being first duly sworn, deposes and says:

1. They are the parties who made, executed and delivered that certain deed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company (hereinafter "Grantee") and dated 1/31/17 conveying the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 109 S Sunset Terrace, Inverness, Florida 34450

TAX ID: 20E19S020010 000C0 0130

2. The deed was an absolute conveyance of the title to the property to the Grantee named therein in effect as well as in form, and was not intended as a mortgage, trust conveyance or security agreement of any kind, and possession of the premises has been surrendered to the Grantee.

3. The deed was not intended as a mortgage, trust conveyance or security of any kind. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Mortgage shall continue as a lien on the property until it is reconveyed and/or specifically released. Said Mortgage was made by Dorothy Clifford, a single woman and Jacqueline Best, a single woman

to Seattle Mortgage Company, as Mortgagor,

dated September 21st, 2006, filed November 8th, 2006 in Official Records Book 2067, Page 316, Instrument No. ~~N/A~~\*, of the Public Records of Citrus County, Florida, and previously assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment recorded in Official Records Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith. \* 2006075741, as Beneficiary,

4. The deed and conveyance were made by Affiant as a result of their request that Grantee accept the deed and was their free and voluntary act.

5. At the time of the execution and delivery of the deed the Mortgage indebtedness referred to above was equal to, or in excess of, the fair market value of the property so deeded.

6. The deed was not given as a preference against any other creditors of the Affiant.

Loan No.: 850474  
Investor No.: 6000265641

7. At the time the deed was executed and delivered by the Affiant to the Grantee there were no other persons, firms or corporations, other than the Grantee named in the deed, with an interest in the property, either directly or indirectly.

8. The Affiant is solvent and have no other creditors whose rights would be prejudiced by execution and delivery of the deed to the Grantee, and/or conveyance of the real property to the Grantee.

9. Affiant is not obligated upon any bond or other mortgage by which any lien has been created or exists against the property described in the deed. Further, Affiant has not commenced the construction or repair of any improvements to the subject real property that would give rise to a mechanics lien under Chapter 713 of Florida Statutes.

10. In executing and delivering the deed to the Grantee, the Affiant was not subject to or under any duress, undue influence, misapprehension or misrepresentation by the Grantee in the deed, or the agent or attorney or any other representative of the Grantee in the deed, and was represented by an attorney of her own choosing.

11. It was the intention of the Affidavit as Grantor in the deed to convey, by the deed, and the Affiant does convey, to the Grantee, all of her right, title and interest in and to the property described in the deed.

12. This affidavit is made for the protection and benefit of the Grantee of the deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property described in the deed, and it shall bind the respective heirs, executors, administrators and assigns of the undersigned. In exchange for a release from all personal liability under the above-described Mortgage, Affiant releases Grantee and it assigns from all claims, defenses or demands arising from or related to the above-described Mortgage.

Dorothy Clifford  
Dorothy Clifford -Grantor/Affiant

Jacqueline Best  
Jacqueline Best -Grantor/Affiant

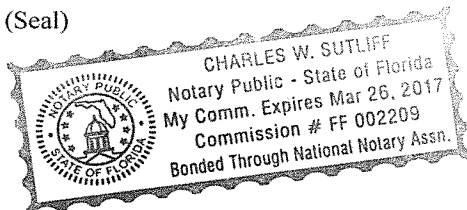
\_\_\_\_\_  
-Grantor/Affiant

\_\_\_\_\_  
-Grantor/Affiant

Sworn to subscribed before me this 31<sup>ST</sup> day of JANUARY, 2017.

The foregoing was subscribed and sworn to before me in the County of CITRUS, and State of FLORIDA, this 31<sup>ST</sup> day of JANUARY, 2017, by Dorothy Clifford and Jacqueline Best.

(Seal)



Charles W. Sutliff  
Notary Signature  
Charles W. SUTLIFF  
Printed Name  
Notary Public, State of FLORIDA  
My Commission Expires: MARCH 26, 2017

Loan No.: 850474  
Investor No.: 6000265641

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