

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 180269853
Seller's Loan Number: 0016349177
Consideration - 110,000.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
18E17S100030 03260 0030

SPECIAL/LIMITED WARRANTY DEED

TOWD POINT MASTER FUNDING TRUST REO, BY U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **PETER NICKERSON**, hereinafter grantee, whose tax mailing address is **12 MAYFLOWER COURT, EAST, HOMOSASSA SPRINGS, FL 34446**, the following real property:

Lot 3, in Block 326, of Citrus Springs, Unit 3, according to the Plat thereof, as recorded in Plat Book 5, at Pages 116 through 129, inclusive, of the Public Records of Citrus County, Florida.

Property Address: 9297 N. SAPONARIA DRIVE, CITRUS SPRINGS, FL 34433

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

Prior instrument reference: **Official Records Book 2905, Page 425**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

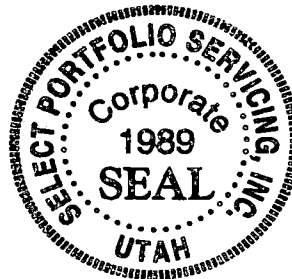
Executed by the undersigned on APR 19, 2019:

**TOWD POINT MASTER FUNDING TRUST REO, BY U.S. BANK TRUST
NATIONAL ASSOCIATION, AS TRUSTEE, By Select Portfolio Servicing, Inc., as
Attorney in Fact**

By: [Signature] APR 19 2019

Name: Jason Maughan

Its: Document Control Officer



Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

<u>[Signature]</u>	<u>APR 19 2019</u>	<u>Conrad Stribakos</u>
Witness (signature on above line)	Printed Name	
<u>[Signature]</u>	<u>APR 19 2019</u>	<u>Coty Evans</u>
Witness (signature on above line)	Printed Name	

STATE OF Utah
COUNTY OF Salt Lake

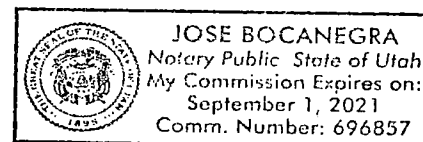
**** Document Control Officer**

The foregoing instrument was acknowledged before me on APRIL 19, 2019. Before me, Jose Bocanegra, a Notary Public of said State and County aforesaid, personally appeared Jason Maughan Its ** on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **TOWD POINT MASTER FUNDING TRUST REO, BY U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

[Signature]
Notary Public Jose Bocanegra

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



9/10/2018

SELECT PORTFOLIO SERVICING, INC.
CERTIFICATE OF AUTHORITY

I, Jason H. Miller am duly appointed Secretary of Select Portfolio Servicing, Inc. (the "Corporation"), a corporation organized under the laws of the State of Utah, and do hereby certify as of the date of this certification that the following individuals have been duly elected by the Directors of the Corporation or appointed as otherwise authorized pursuant to the Corporation's Bylaws:

- A. The following Officers of the Corporation are duly elected, designated as Servicing many servicing agreements, pooling and servicing agreements, custodial agreements, or similar documents, and are authorized, empowered and directed to take all action, to act as authorized signors, and to execute and deliver all documentation necessary in order to carry out the principal business activities of the Corporation:

Timothy J. O'Brien	Chief Executive Officer
Randhir Gandhi	President and Chief Operating Officer
Lester Cheng	Executive Vice President – Business Development
Jason H. Miller	Executive Vice President – General Counsel and Secretary
Darrin Dafney	Executive Vice President – Jacksonville Operations
Jeff T. Graham	Executive Vice President – Chief Compliance Officer and Assistant Secretary
Peter J. Crowley	Senior Vice President – Chief Financial Officer
Bryan Symkoviak	Senior Vice President – Analytics
Jacqueline Johnson	Senior Vice President – Human Resources
Kevin Warren	Senior Vice President – Loss Mitigation
Amanda Brinkerhoff	Senior Vice President – Loan Resolution
Joseph Arico	Senior Vice President – Default Management
Murali Palanganatham	Senior Vice President – Information Technology
Curtis Pulsipher	Senior Vice President – Loan Administration
Kalyana C. Nimmagadda	Senior Vice President - Servicing Administration
Cameron Ward	Assistant Secretary

- B. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, nondisclosure agreements, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned

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and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Vice President**:

Amy J. DelaCerna	Greg Ott	Nate Green
Andrew Welch	Jamie Houston	Nikhil Jaganathan
Anthony Rasquinha	Jennifer Szczypkowski	Nikum Patel
Ashley Mendoza	Kevin Funk	RavikanthTadinada
Brent Bonham	Kevin Rucci	Russ Thomas
Cameron Ward	Lindsey Clissold	Shaun Dennery
Chris Wheeler	Michael (Bud) Hertig	Susan Bassett
Dennis Cook	Michael Kruger	Timothy P. O'Shea
Don Nielsen	Michele L. Crampton	Troy Rasmussen
Dustin Stephenson	Michelle Simon	Valerie Ruseler
Gordon Canada	Mike Maynard	William M. Wareham

- C. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Document Control Officer**:

Aaron Call	Jason Maughan	Michelle Kirchhefer
Adam J. Bandis	Jeanen Chandler	Mikenzie Summers
Alayshia Nielsen	Jeanette Navajo	Mindy Farnsworth
Alexandra Herrera	Jeff Fox	Monica Vongdara
Alice Royce	Jennifer Archibald	Mychal Robinson
Alisha M. Olsen	Jennifer Cano	Nancy L. Benincosa
Alma Garcia	Jennifer Foster	Nancy Nuon
Amy Hoggan	Jennifer L. Hoisington	Nancy van der Meide
Ana Novakovich	Jennifer M. Chacon	Nanda Sookhai
Andrea Cordova	Jessica Samaniego	Neiba Prieto
Andrew Benefiel	Jill Johnson	Nicholas Wright
Aneita Montgomery	Jolene M. Whitaker	Omu Sherpa

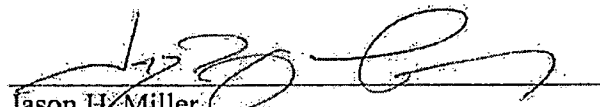
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Ashley Cox	Jon Korhonen	Otto Castillo
Ashley Farrell	Joni McCloyn	Paige Bushnell
Asuncion Santiago	Jorge Pinero	Palina Thorsted
Barbara Neale	Joshua Barraza	Patricia Lerwill
Bernie Echt	Joshua Rowan	Patrick Pittman
Bertha Vanessa Acosta	Juan Granados	Patrick Riquelme
Betsy Romero	Justin Thomas	Paul Carranza
Bill Koch	Kajay Williams	Paul Douglas
Bradley F. Nash	Kara Oreno	Pauline Kunz
Brandi Davis	Kari Ott	Polliann Pierce
Brian Lanstra	Karter Nelson	Rachel Funk
Bridget Green	Katy Kamahale	Rachel M. Crampton
Brittany Deppe	Kelly Rowe	Randall W. Holland
Bryan Ball	Kelsie Kunz	Randall Wessman
C. Lacey Blanton	Kendall Proeun	Ray Salazar
Carey Bradshaw	Kenneth B. Hampton	Rebecca Evans
Carlos Sanchez	Kenton Mattingley	Rebecca Tsouras
Cassidy Shay	Kiana Tebbs	Reid Vaenuku
Chanthaly Many-Goldfarb	Kim McElreath	Richard Ortiz
Christine Wells	Krista Beierle	Rob J. Musgrave
Christopher Lettig	Larry Gonzales	Rocio M. Jex
Cindy Hill	Laura B. Shepherd	Rodrigo A Monroy
Conrad Stribakos	Laura Lynn Dyson	Ruth Mendoza
Cora Allen	Lewis Todd	Ryan Fullmer
Coty Evans	Linda Holmes	Ryan Hyland
Craig Fisher	Lindsey Stewart	Ryan Stanger
Cristina Diaz de Leon	Lisa Rene Jones	Rylie Naylor
Cynthia May	Lizette Torres	Sabrina Martinez
Daniel Haley	Lloyd E. May	Samuel Dearden
Daniel M. Goldston	Lorena Medina	Sandi Widdowson
Daniel Maynes	Lucas Griffin	Shanda Simmons
David Hanson	Lucretia Birkinshaw	Shanda Swilor
David M. Wagner	Ludjin Delgado	Sharla Clausing
David Romo	Luisa Alfonso	Shawntelle Kehr
Deborah S. Ryan	Lusi Talili	Shelbie Russell
Debra Kenter	Lydia Overman	Sherri Rhodes
Derrick Miles	Madison DaRonche	Sherrilyn Heflin
Destiny Taylor	Maggie Wood	Sherry Benight
Diane Harward	Malissa Wilkins	Siobhan Billingsley
Diane Weinberger	Mallory Jensen	Stephanie Davey
Diego Guzman	Marco Montes De Oca	Stephanie Jolley
Dilan Foutz	Marcos Martinez	Stephanie Runyan
Douglas Bohne	Maria G. Fritz	Stephanie Stoddard
Eli Ollerton	Maria Landinez	Susan Pyle

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Emily C. Kern	Maria Soberon	Sylvia Davies
Erika Smith	Maria Stutz Felt	Tammy Patterson
Ethan Clark	Mark Syphus	Tennille Rodgers
Evelynn Watson	Martin Marsing	Terry Boren
Frieda Maluia	Mary Angie Judd	Tiffany Skaife
Gabriela Gutierrez	Mary Jean Thomas	Tina Martin
Gina Feigh	Matt Huerta	Tony Wilde
Gina Hiatt	Matthew Romrell	Toon Hobbs
Gina Mecham	Meagan Proctor	Tracey Nicastro
Gina Tolman	Megan Herring	Trent Roesbery
Heather Perkins-Canas	Megan Koontz	Valerie Bielik Draeger
Isaac Garcia	Megan Sweeney	Vildana Jasarevic
Jackie Anderson	Melinda Sanchez	Whitney Robinson
Jacob Cantwell	Melissa Braun	William A. Linares
Jaime Gilson	Melissa Schultz	Willie Scott
James Burphy	Merlobel Custodio	Yanet Zavala
James W. Richmond	Mesepa Aleki	Yesenia Bustillos
Janalyn Lievano	Michael Burke	Zinnia Bozo
Jared Murphy	Michelle Enoch	Zury Oakey

Dated: September 10, 2018


Jason H. Miller
Secretary