

Prepared by and return to:
McCalla Raymer Leibert Pierce, LLC
Attn: Post Sale Department
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Telephone (954)-332-9360
Property Appraiser's Parcel # 19E19S120120 00350 0050

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of June, 2023 between be
SERVIS ONE INC DBA BSI FINANCIAL SERVICES, whose address is 4200 Regent Blvd B200
Irving TX 75063, hereinafter called the "grantor", and the SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES whose address is Loan Guaranty Service, 3401 West End
Avenue, Suite 760W, Nashville, TN 37203, his successors and assigns, hereinafter called "grantee".

WITNESSETH: That the said Grantor, for and in consideration for the sum of TEN AND NO/100
dollars (\$10.00) in hand paid by Grantee and other good and valuable considerations, the receipt whereof
is acknowledged hereby grants, bargains and sells the said Grantee, forever, the following described land
in the County of Citrus, State of Florida, to-wit:

Lot 5 in Block 35 of Inverness Acres Unit No. 2, according to the map or plat thereof as recorded in Plat
Book 6, Page 52 through 58, Public Records of Citrus County, Florida

Property Address: 2503 Wilson St, Inverness, FL 34453

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said
Grantee, his successors and assigns, forever.

AND SAID GRANTOR, does hereby specially warrant the title to said lands and will defend the
same against the lawful claims of any person whosoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its
AVP, the day and year above written.

Signed, sealed and delivered in the presence of:

SERVIS ONE, INC DBA BSI FINANCIAL
SERVICES

Witness [Signature]
Wesley Parnell
Print Name

By: [Signature]
Print Name: Pat Luna
Its: AVP

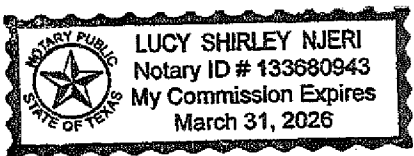
Witness [Signature]
Tyler Tribble
Print Name

Corporate Seal:

STATE OF TEXAS

COUNTY OF DALLAS

THE FOREGOING INSTRUMENT was acknowledged before me, by means of X physical
presence or online notarization, this 22 day of June, 2023, by SERVIS ONE,
INC DBA BSI FINANCIAL SERVICES. They are personally known to me or have produced
n/a as identification.



[Signature]
Notary Public
Print Name: Lucy Shirley Njeri
Commission No. 133680943
My commission expires: 03/31/2026

**ACTION BY WRITTEN CONSENT
OF THE SOLE DIRECTOR
OF
SERVIS ONE, INC.**

April 18, 2023

The undersigned, being the sole member of the Board of Directors (the “**Board**”) of Servis One, Inc., a Delaware corporation doing business as BSI Financial Services, Inc. (the “**Corporation**”), pursuant to Section 141(f) of the Delaware General Corporation Law and the Bylaws of the Corporation, does hereby consent to, approve, adopt and ratify the following recitals and resolutions to the same extent and to have the same force and effect as if such recitals and resolutions were adopted by unanimous vote at a special meeting of the Board duly called and held for the purpose of acting upon proposals to adopt such recitals and resolutions.

CORPORATE SIGNING AUTHORITY

WHEREAS, the Board considers it to be in the best interest of the Corporation and its current shareholder to appoint certain employees as officers of the Corporation with the limited authority to execute specified documents on behalf of the Corporation in connection with their activities as representatives of the Corporation and its loan investor clients in loss mitigation, foreclosure, bankruptcy actions, mediations and litigation matters affecting the mortgage loans and real estate assets that the Corporation services or sub-services (the “**Services**”);

NOW, THEREFORE, BE IT RESOLVED, that the following employees be, and they hereby are, appointed as officers of the Corporation to hold the office set forth opposite their respective names below, subject to the restrictions and limitations on authority set forth in these resolutions (each, a “**Limited Authority Officer**”):

| <u>NAME</u> | <u>OFFICE</u> |
|--------------------|--------------------------|
| Pat Luna | Assistant Vice President |
| Chad Williams | Assistant Vice President |
| Lori Smith | Assistant Vice President |

RESOLVED FURTHER, that the authority of each Limited Authority Officer of the Corporation appointed hereby be, and the same hereby is, specifically and strictly limited solely to executing the following documents for and on behalf of the Corporation in connection with delivering the Services (the “**Limited Purpose**”):

- (a) Execution of Lien Releases, Assignments of Mortgage, Allonges and other conveyance documents;
- (b) Affidavits and declarations regarding loan collateral, foreclosure, bankruptcy, and loss mitigation activity conducted by the Corporation; and

Servis One, Inc.


- (c) All other normal and customary documents related to default servicing, property preservation and reporting, foreclosure, bankruptcy, or litigation matters regarding the Services.

RESOLVED FURTHER, that, except in connection with the Limited Purpose, each Limited Authority Officer be, and such individual hereby is, prohibited from representing himself or herself as an officer of the Corporation to any third parties, and that such Limited Authority Officer is not entitled to the customary rights and benefits that are otherwise accorded an officer of the Corporation;

RESOLVED FURTHER, that the appointment of each Limited Authority Officer be, and such appointment hereby is, revocable upon notice, with or without cause and for any reason, in the sole discretion of the Corporation or the Board, and that such appointment of each Limited Authority Officer will immediately terminate, without any notice or further action by the Corporation or the Board, upon the termination of the Limited Authority Officer's employment with the Corporation; and

RESOLVED FURTHER, that any actions taken by any of the Limited Authority Officers of the Corporation appointed hereby prior to the date of this Action by Written Consent of the Sole Director, which would have been authorized by these resolutions but for the fact that such actions were taken prior to the date of this written consent, be, and they hereby are, authorized, ratified, confirmed, adopted and approved in all respects as the acts and deeds of the Corporation.

IN WITNESS WHEREOF, the undersigned, being the sole member of the Board of Directors of the Servis One, Inc., has caused this instrument to be executed as of the date first written above.



Gagan Sharma
Sole Director