

Commitment Number: 240399126
Seller's Loan Number: 120270-1

AFTER RECORDING RETURN TO:
ELIZABETH BURWELL
3723 East Beck Street
Inverness, FL 34453

This document prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 1648203

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 17th day of January, 2025, by and between **WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2021-2**, whose mailing address is 201 East McBee Avenue, Ste 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **ELIZABETH BURWELL**, whose tax mailing address is 3723 East Beck Street, Inverness, FL 34453, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Thirty Two Thousand Dollars and Zero Cents (\$132,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Citrus County, State of Florida:

LOT (S) 72, 73 AND 74, BLOCK 100, INVERNESS HIGHLANDS UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 103 THROUGH 108, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property commonly known as: 3723 East Beck Street, Inverness, FL 34453

Prior instrument reference: BK: 3486 PG: 2471, Recorded: 07/24/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 17th day of January, 2025.

WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2021-2, By Lima One Capital, LLC, as Attorney in Fact

By: [Signature]

Name: Kevin Holliday

Title: Director of Servicing Operations

Signed, sealed and delivered in the presence of:

Witnesses:

[Signature]

Signature

Print Name: Daniel Willis

Address: 201 E McBee Ave, Suite 300,
Greenville, SC 29601

[Signature]

Signature

Print Name: William Walker

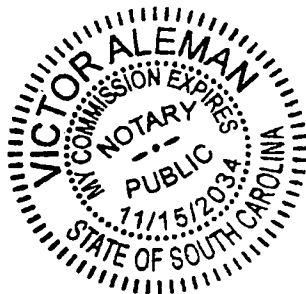
Address: 201 E McBee Ave, Suite 300,
Greenville, SC 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of January, 2025, by Kevin Holliday of Lima One Capital, LLC, as Attorney in Fact for WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2021-2, a Delaware corporation, on behalf of the corporation. Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



[Signature]

(Signature of Notary Public)

VICTOR ALEMAN

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 11/15/2034

Affix Notary SEAL

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

**WRITTEN RESOLUTION
OF LIMA ONE CAPITAL, LLC**

THIS WRITTEN RESOLUTION is made by the undersigned to be effective January 29, 2021. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Fifth Amended and Restated Operating Agreement of Lima One Capital, LLC, a Georgia limited liability company (the "Company"), effective August 20, 2019, as amended (the "Agreement").

WITNESSETH:

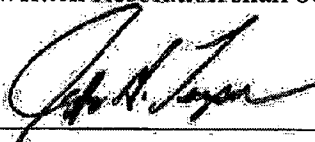
WHEREAS, the Company desires to grant signing authority to those certain individuals as described hereunder.

WHEREAS, under Section 5.1(d), the Managers may delegate, by written resolutions, to any Person any powers or authority granted to the Managers pursuant to this Agreement or pursuant to the Act.

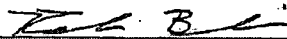
RESOLVED, that the Managers are hereby authorized and approved to authorize and empower the following individuals to make, execute, endorse and deliver in the name of and on behalf of the Company all deeds, agreements, obligations, powers of attorney, transfers, and other instruments related to (i) loan modifications, (ii) loan extensions, (iii) post-foreclosure deeds, and (iv) sale contracts for Real Estate Owned Properties.

Individual	Title
Vinod Thomas	Senior Director of Servicing
Kevin Holliday	Director of Servicing Operations

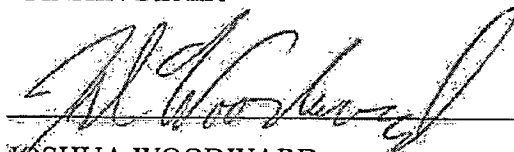
IN WITNESS WHEREOF, this Written Resolution shall be duly executed to be effective as of the date first written above.



JEFFREY G. TENNYSON



RANKIN BLAIR



JOSHUA WOODWARD