

Prepared by:
Grace Williams Philius
Kahane & Associates, P.A.
1619 NW 136th Avenue
Suite D-220
Sunrise FL 33323
Telephone : 954- 382-3486
Our File No:24-01138
Consideration: \$10.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED made and executed the 4th day of APRIL, 2025 by **CARRINGTON MORTGAGE SERVICES, LLC**, whose address is **1600 S. Douglass Road, Suite 200-A, Anaheim CA 92806**, hereinafter called the grantor to **SECRETARY OF VETERANS AFFAIRS, an officer of the United States**, his/her successors and assigns as their interest may appear, whose address is **Department of Veterans Affairs Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville TN 37203**, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: that the grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **CITRUS County**.

EXHIBIT A

Property Address: 5552 West Irving Court, Homosassa FL 34448

TITLE TO THE ABOVE PROPERTY WAS ACQUIRED BY FORECLOSURE OR DEED IN LIEU OF FORECLOSURE OF A MORTGAGE INSURED UNDER THE NATIONAL HOUSING ACT AND IS BEING CONVEYED PURSUANT TO THE CONTRACT OF INSURANCE. THEREFORE THIS DEED IS NOT SUBJECT TO STATE OF FLORIDA DOCUMENTARY STAMP TAXES.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that is hereby specially 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, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)
CARRINGTON MORTGAGE SERVICES, LLC

Signed, Sealed and Delivered in the presence of:

Patricia Goguen
SIGNATURE
1600 S Douglass Road, Suite 200-A
Anaheim, CA 92806
Patricia Goguen

By [Signature] APR 04 2025
SIGNATURE
Joseph Anthony Barragar
REO Supervisor
Carrington Mortgage Services, LLC

PRINT NAME & ADDRESS

PRINT NAME

[Signature]
SIGNATURE

TITLE

ROSA BRASS
PRINT NAME & ADDRESS
1600 S Douglass Road, Suite 200-A
Anaheim, CA 92806

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me by means of
 physical presence or online notarization, this
_____ day of _____, 2025.

See Attachment [Signature]

NOTARY PUBLIC, STATE OF _____
Commissioned Name of Notary Public _____
Personally known ___ or produced identification _____
Type of Identification Produced _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

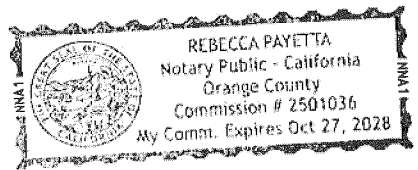
JURAT

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 4th day of April 2025, **Joseph Anthony Barragan**, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Signature Rebecca Payetta



OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)
Number of Pages _____ Document Date _____

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 78, HILLS OF AVALON, FIRST ADDITION, AN UNRECORDED SUBDIVISION IN CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE SOUTH 00 DEGREES 29' 49" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 674.99 FEET, THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 SOUTH 89 DEGREES 30' 59" WEST 240.00 FEET TO THE POINT OF BEGINNING, THENCE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 NORTH 00 DEGREES 29' 49" WEST 136.50 FEET, THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 SOUTH 89 DEGREES 30' 59" WEST 80.00 FEET, THENCE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 SOUTH 00 DEGREES 29' 49" EAST 136.50 FEET, THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 NORTH 89 DEGREES 30' 59" EAST 80.00 FEET TO THE

POINT OF BEGINNING, SUBJECT TO A 10 FOOT WIDE EASEMENT ALONG SOUTH BOUNDARY THEREOF FOR UTILITY PURPOSES.

Parcel ID: 2688947

Commonly Known As: 5552 West Irving Court, Homosassa, Florida 34448

**ACTION BY WRITTEN CONSENT
OF THE
COMMON MEMBER
OF
CARRINGTON MORTGAGE SERVICES, LLC**

(April 1, 2024)

The undersigned, being the common member (the "Common Member") of Carrington Mortgage Services, LLC, a Delaware limited liability company (the "Company"), acting pursuant to Section 18-302 of the Delaware Limited Liability Company Act (the "Act") does hereby adopt the following resolutions:

RESOLVED, that each of the employees listed on Schedule A hereto, as such schedule is revised from time to time (each, an "Authorized Person," and together, "Authorized Persons"), are hereby authorized to execute, acknowledge, seal and deliver on behalf of the Company (i) all deeds of trust/mortgage note endorsements, allonges, lost note affidavits, assignments of deed of trust/mortgage, warranty deeds, grant deeds, quitclaim deeds and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, (ii) modification agreements, including consolidation, extension and modification agreements and (iii) all insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescissions, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, escrow and commission instructions and other documents or notice filings necessary in connection with insurance, foreclosure, bankruptcy and eviction actions (collectively, the "Documents");

FURTHER RESOLVED, that the authorization of the Authorized Persons on behalf of the Company is specifically limited to the execution of Documents, and the Authorized Persons shall have no power or authority to bind the Company or execute documents on the Company's behalf for any other matters;

FURTHER RESOLVED, that this authorization shall automatically terminate with no further action by the Company with respect to each Authorized Person upon the earliest to occur of (i) the termination of such Authorized Person from their current employment with the Company, and (ii) the date on which the Company notifies any such Authorized Person that it is revoking this Action by Written Consent with respect to such Authorized Person;

FURTHER RESOLVED, that Schedule A may be further amended and restated from time to time (it being understood that ordinary course changes in title to the individuals set forth on Schedule A shall be deemed automatically approved without necessitating any amendment or restatement of Schedule A);

FURTHER RESOLVED, that the officers of the Company are authorized to take such actions as may be necessary to carry out the foregoing resolution and to effectuate the transactions authorized hereby; and

FURTHER RESOLVED, that any and all actions heretofore or hereafter taken by any officer of the Company in accordance with the preceding resolutions and the Company's policies, procedures and guidelines in existence from time to time are hereby approved, ratified and confirmed as the acts and deeds of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Action by Written Consent as of the date first above written.

CARRINGTON HOLDING COMPANY, LLC,
as Common Member



By: Darren A. Fulco
Title: Chief Strategy Officer

SCHEDULE A

Authorized Persons

Adel Issa
Agnes Mendoza
Alfonso Cordero
Amanda Koontz
Ami Bhavsar
Arin Azzam
Amy Christoff
Andrew Taffet
Anita Holbrook
Anthony Valencia
Brenda Mack
Brent Rasmussen
Brian Cox
Brian Gordon
Brian Weiler
Bryan Heifner
Cale Sizelove
Candace Russell
Cesar Triana
Christine Chavez
Chris Lechtanski
Chuck Houston
Clayton Gordon
Cory Hoffman
Darren Fulco
Dennis Micek
Elizabeth Balce
Elizabeth Corral
Elizabeth Ostermann
Elizabeth Nin
Emilia Castillo
Erik Quezada
Geoffrey Messerschmidt
George Saliba
Gina Botello
Ginger Crawford
Glenn Tso
Gregory Austin
Heather Brigolin
James Petrohilos
Janine McFarland
Jason Law
Jennifer Lozano
Jennique Venable
Jeren Wei

Jessica Fulco
John Villalobos
Jon Greenlee
Jonathan Grim
Joseph Barragan
Joseph Kowalewski
Julie Parra
Justin Covington
Karen O'Brien
Kenneth Ho
Komarith Touk
Krista Edwards
Kyle Dearden
LaVonne McNair
Letxy Sosa
Lisa Osterhage
Lori Grigg
Louis Harman
Magda Awad
Manuel Valencia
Margarita Deuning
Mari Eder
Mario Duarte
Mark Martinez
Melissa Monville
Melissa Witte
Mike Dutko
Monet Barajas
Nick Kwiatkowski
Nolan Turner
Osbaldo Sanchez
Peter Salce
Raymond Chatman
Richard Clark
Romina Dal Poggetto
Ryan Marx
Samir Grover
Sandra Magana
Stacy Behan
Star Japp
Steven Brackett
Steven Massey
Tanya Dooley
Terrence Morley
Tim Richthammer
Tom Croft
Tonya Osborne
Tracey Naranjo
Veronica O'Connell

Veronica Robles
Victor Rivas
Wesley Cooper