

This document prepared by and return to:  
LOGS Legal Group LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
LLG: 22-326961

The area above this line for use of the recording official

---

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** Made this 21<sup>st</sup> day of May, 2025 by **Lakeview Loan Servicing, LLC**, whose post office address is c/o Nationstar Mortgage LLC 8950 Cypress Waters Boulevard, Coppell, TX 75019 hereinafter called the grantor, to **The Secretary of Veterans Affairs, an Officer of the United States of America**, their successors and assigns, hereinafter called the Grantee, whose mailing address is c/o ISN Corporation, 3401 West End Avenue, Suite 760W, Nashville, Tennessee 37203.

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, 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, Florida, viz:

LOTS 172, 173 AND 174, RIVER GARDENS UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 170 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, EXCEPT A PORTION OF LOT 172 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 172; THENCE N 68°00'00"E, 25.00 FEET; THENCE S 31°27'44" E, 152.07 FEET; THENCE S 68°00'00" W, 50.00 FEET; THENCE N 22°00'00" W, 150.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 1196175

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

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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 it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said 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.

Lakeview Loan Servicing, LLC by Nationstar Mortgage LLC as Attorney in Fact

Signed, sealed and delivered in the presence of:

\*By: [Signature]  
Title: Assistant Secretary

Printed Name: Bekis Garames

\*ATTEST: [Signature]  
Title: Assistant Secretary

Printed Name: Frank Velazquez

\*Witness Signature: [Signature]  
Printed Name: Grace Cruz-Allegro  
Address: 5301 Blue Lagoon Dr. Suite 700  
Miami, FL 33156

\*Witness Signature: [Signature]  
Printed Name: Jacqueline A. Blenman  
Address: 5301 Blue Lagoon Dr. Suite 700  
Miami, FL 33156

STATE OF Florida

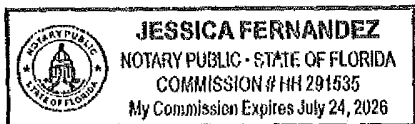
COUNTY OF Miami-Dade

The forgoing instrument was acknowledged before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, by means of  physical presence or  online notarization, on this 21<sup>st</sup> day of may, 2025 by Bekis Garames as Assistant Secretary [title] and Frank Velazquez as Assistant Secretary [title] of Nationstar Mortgage LLC as Attorney in Fact for Lakeview Loan Servicing, LLC, appearing on behalf of and as an authorized signatory for said company. He/she/they  is/are personally known to me or  produced as identification.

PARCEL ID# 1196175  
LLG 22-326961  
VA 171761966417

\* [Signature]  
NOTARY PUBLIC  
Name of Notary: Jessica Fernandez

My commission expires: July 24, 2026

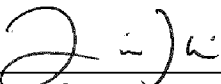


Secretary's Certificate

I, Lisa Lykins, the duly elected, qualified and acting Assistant Secretary of Nationstar Mortgage LLC, a limited liability company duly organized and existing under the laws of the State of Delaware (the "*Company*"), for itself and on behalf of (a) Nationstar Mortgage LLC dba Mr. Cooper, and/or (b) Nationstar Mortgage LLC dba Champion Mortgage, and/or (c) Nationstar Mortgage LLC dba RightPath Servicing, and/or (d) Nationstar Mortgage LLC dba RightPath Loan Servicing and/or (e) Nationstar Mortgage LLC dba Rushmore Servicing, hereby certify that I have access to the records and minutes of the proceedings of the Board of Managers of the Company, that pursuant to resolutions of the Board of Managers of the Company, each of the individuals on the attached Exhibit A has been duly delegated to the position set opposite his or her name with authority to execute the types of documents set forth beside his or her name, effective as of the dates set forth, and that such appointments have not in any way been rescinded, modified or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the company on March 3, 2025.



  
\_\_\_\_\_  
Lisa Lykins, Assistant Secretary

**EXHIBIT A**

Below is a list of Authorized Document Signers of Nationstar Mortgage LLC (the "Company") pursuant to the Delegation of Document Signing Authority, who are in 28/Feb/25

Name	Title	Additional Title Held	Authorized to Sign	Date Appointed
A. McKay Banks	Assistant Secretary	Trust Officer	Assignments, Affidavits, Deeds, Instruments of Conveyance, Certifications, Verifications, Complaints, Settlement Agreements, Notice of Representation and any other similar Bankruptcy of Foreclosure Documents, Other Title Curative documents, Probate Documents, Mobile Home Documents	8/23/2018
Aaron Koonce	Assistant Secretary	n/a	REO Property Sales Contract (Documents), HUD or Similar Form (Document), Settlement Statements, Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents, Real Estate Disclosures	12/31/2022
Aaron Meaux	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	5/8/2015
Adrienne (Meyer) Trammell	Assistant Secretary	Limited Vice President	Modifications, Assignments, Lien Releases, GNMA Documents, Instruments of Conveyance, any other similar (Document)	1/31/2023
Adrienne Willis	Assistant Secretary	n/a	Loan Modification Agreements, MERS Documents	1/31/2023
Al Flowers	Hazard Insurance Claims Specialist	n/a	Insurance Proof of Loss	4/24/2014
Alan Blunt	Assistant Secretary	Assistant Vice President	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	9/28/2022
Alex Peters	Assistant Secretary	n/a	Property Sales Contract (Documents), HUD or Similar Form (Document), Settlement Statements, Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents, Real Estate Disclosures	6/30/2023
Alexis Narvaez	Assistant Secretary	n/a	Bankruptcy related Documents, including but not limited to Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits	6/30/2023
Alizain Yasin	Assistant Secretary	n/a	Lien Releases, Endorsements, Allonges, Assignments, Affidavits, GNMA Documents	1/31/2023
Allison Gowan	Assistant Secretary	n/a	REO property sales contact, HUD1 or similar documents, foreclosure related documents including but not limited to Assignments, Affidavits, Declarations, Certifications, Verification and Eviction Documents	6/20/2019
Alma Martin	Assistant Secretary	n/a	Sales Contracts, Deeds, HUD-1s, Foreclosure Documents, Assignments, Instruments of Conveyance, any other similar (Document)	5/28/2015
Amanda Chance	Assistant Secretary	n/a	Modifications, Deed in Lieu, Instruments of Conveyance, POAs; Payment History Certifications, Sales Contracts, REO Property Sales Contracts, Deeds, HUD-1, Eviction Documents, Utility Certifications, Assignments, Foreclosure related Documents, including but not limited to Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Insurance Proof of Loss, Insurance Reservation of Rights, HUD-1, and other similar (Documents). Settlement Agreements, Notice of Representations, Title Curative documents, Probate Documents and Mobile Home Documents	1/8/2024
Amanda Malone	Assistant Secretary	n/a	FHA92900a	10/3/2022
Amara Ezem-Wallace	Assistant Secretary	n/a	Bailee Letters. Allonges, Loan Mod Agreements, Affidavits, Lien Releases, GNMA Documents, Instruments of Conveyance and other similar Documents	3/27/2023
Amarjit Sandhu	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	8/1/2023
Amber Crain	Assistant Secretary	n/a	Assumption Agreement	6/22/2017
Amber Kincaid	Assistant Secretary	n/a	Bankruptcy related Documents, including but not limited to Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits	6/30/2023
Andra Carson	Assistant Secretary	n/a	Endorsements, Allonges, Assignments, Bailee Letters	9/19/2013
Andre Dickson	Document Execution Associate	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents, Settlement Agreements, Notice of Representations, Title Curative documents, Probate Documents and Mobile Home Documents and Co-Op related documents.	9/29/2014
Andres Aguilar	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	11/22/2016
Andrew Repp	Assistant Secretary	n/a	Affidavits, Declarations	4/16/2012

Name	Title	Additional Title Held	Authorized to Sign	Date Appointed
Angel Ramos	Assistant Secretary	n/a	Loss Mediation Documents, DIL, SS, DOT Documents, Statement Agreements, Discovery, Interrogatories	8/2/2016
Angela Anderson	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (document), Eviction Documents, Assignments, Affidavits, Releases, Indemnity Letters, Settlement Agreements, Officer Certification, Foreclosure Docs, Mobile Home Title Docs, HOA related docs, Co-op related docs, POA related docs, Assignments, GNMA Documents, Transfer Docs, Transfer Tax Docs, Corrective Foreclosure and DIL Conveyance Docs, property preservation related Docs, Real Estate Disclosures	12/31/2022
Angela Jump	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/1/2014
Ann Dickerson	Assistant Secretary	n/a	Property Sales Contract (Documents), HUD or Similar Form (Document), Settlement Statements, Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents, Real Estate Disclosures	3/27/2023
Antonio Guerrero	Assistant Secretary	n/a	Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance any other similar documents	9/29/2015
April Causey	Assistant Secretary	n/a	Bankruptcy related Documents, including but not limited to Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits	6/30/2023
April Hawkins	Document Execution Associate	Assistant Secretary	Foreclosure related documents, including but not limited to Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other instruments of Conveyance, any other similar (Document), Bankruptcy documents, Proofs of Claim, Reaffirmation Agreements	10/29/2015
Aramis McCray	Assistant Secretary	n/a	Loan Modification Agreements	6/22/2017
Arnold Reyes	Assistant Secretary	n/a	Loss Mediation Documents	7/17/2012
Ashley Isaiah	Assistant Secretary	n/a	Loan Modification Agreements, Affidavits, Intake Sheets, Tax Information, Certificate of Residence, Form FPO 7/C, GNMA Documents, HUD Subordinate Documents, 258A Affidavits, Assumption Agreements	1/31/2023
Asilynne Johnston	Assistant Secretary	n/a	Insurance Proof of Loss, Insurance Reservation of Rights, Insurance Release of Settlement/Waiver	5/14/2015
Autumn Dane	Assistant Secretary	Trust Officer	Assignments, Affidavits, Deeds, Instruments of Conveyance, Certifications, Verification, Complaints, Settlement Agreements, Notice of Representation and any other similar Bankruptcy or Foreclosure Documents, other title Curative Documents, Probate Documents, Mobile Home Documents	12/6/2018
Barbara Ruyle	Assistant Secretary	Trust Officer	Assignments, Affidavits, Deeds, Instruments of Conveyance, Certifications, Verifications, Complaints, Settlement Agreements, Notice of Representation and any other similar Bankruptcy or Foreclosure Document, other Title Curative documents, Probate Document, Mobile Home Documents	7/14/2016
Becky Neal	Assistant Secretary	n/a	Loan Modification Agreements, Affidavits, Intake Sheets, Tax Information, Certificate of Residence, Form FP 7/C, MERS Documents, GNMA Documents, HUD Subordinate Documents, 258A Affidavits, Assumption Agreements	3/29/2016
Belkis Carames	Assistant Secretary	n/a	Modifications, Deed in Lieu, Instruments of Conveyance, POAs; Payment History Certifications, Sales Contracts, REO Property Sales Contracts, Deeds, HUD-1, Eviction Documents, Utility Certifications, Assignments, Foreclosure related Documents, including but not limited to Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Insurance Proof of Loss, Insurance Reservation of Rights, HUD-1, and other similar (Documents). Settlement Agreements, Notice of Representations, Title Curative documents, Probate Documents and Mobile Home Documents	1/8/2024
Betty Collins	Assistant Secretary	n/a	Endorsements, Allonges, Assignments, MERS Documents, CEMA Documents Affidavits, any other similar (Document), Deeds of Trust/Mortgage, Subordinations, Assumptions	2/11/2019
Betzaida Barden	Assistant Secretary	n/a	Property Sales Contract (Documents), HUD or Similar Form (Document), Settlement Statements, Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document), Eviction Documents, Real Estate Disclosures	6/30/2023
Blanca Ramirez	Assistant Secretary	n/a	92900 Applications for FHA loans, 92900a and late letter	8/5/2019
Brad Battle	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	1/31/2023