

Prepared by and return to:
McCalla Raymer Leibert Pierce, LLP
Attn: Post Sale Department
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
Telephone (954)-332-9360
Property Appraiser's Parcel # 18E20S130020 02180 0430

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26 day of August, 2025 between ROCKET MORTGAGE, LLC, whose address is 1050 Woodward Avenue, Detroit, MI 48226 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, their 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:

LOTS 43 AND 44, BLOCK B-218, OAK VILLAGE, SUGARMILL WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, PLAT BOOK 10, PAGES 1 THROUGH 150, AND PLAT BOOK 11, PAGES 1 THROUGH 18, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AS AMENDED IN PLAT BOOK 9, PAGE 87-A, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 59 Daisy St, Homosassa, FL 34446

TO HAVE AND TO HOLD the above-described property, with appurtenances, unto the said Grantee, their 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 whatsoever claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence

of

Clarence Jackson

Witness

Clarence Jackson

Loss Mitigation Officer

1050 Woodward Ave
Address Detroit, MI 48226

Nicole House
Witness Nicole House
Loss Mitigation Officer

Print Name

1050 Woodward Ave
Address Detroit, MI 48243

ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC

By: Shelia Kournoian

Print Name: Shelia Kournoian

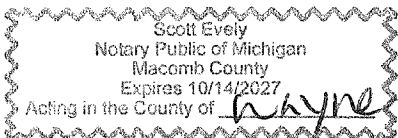
Its: Loss Mitigation Officer

Corporate Seal:

STATE OF Michigan
COUNTY OF Wayne

THE FOREGOING INSTRUMENT was acknowledged before me, by means of physical presence or online notarization, this 26 day of August, 2025, by Shelia Kournoian as Loss Mitigation Officer of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC. They are personally known to me or have produced _____ as identification.

Scott Evelyn
Notary Public
Print Name: Scott Evelyn
Commission No. _____
My commission expires: 10/14/27



**SECRETARY'S CERTIFICATE OF
ROCKET MORTGAGE, LLC**

I, Amy Bishop, the duly elected Secretary of Rocket Mortgage, LLC, a Michigan limited liability company (the "*Company*"), hereby certify as follows:

The Resolutions set forth below were duly and properly adopted by the Company by written consent on January 26, 2023; that said resolutions are duly recorded in the minute book of the Company; and that as of the date hereof the Resolutions remain in full force and have not been amended or modified.

* * * * *

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer, as delegated by the Board, hereby appoints the individuals designated in Exhibit "D" as "Special Purpose Officers" of the Company to hold such positions and titles corresponding to their names as set forth in Exhibit "D". Such Special Purpose Officers have limited authority and shall serve at the will of the Board until further action of the Board or until the earlier of their death, resignation or removal. Such Limited Authority Officers shall, when acting in their designated capacities, have the authority to act for or on behalf of the Company as specifically limited in scope and in purpose to the specific duties and specific actions set forth below:

FURTHER RESOLVED, that such persons designated in Exhibit D as "*Loss Mitigation Officers*" are officers of limited authority and are, in such capacity, authorized to, in the name of and on behalf of this Company under its corporate seal or otherwise:

(1) take any and all actions and execute any and all documents necessary to foreclose upon real property with respect to the Company's agency and non-agency residential mortgage loans, including but not limited to (a) Appointment of Successor Trustees, (b) Substitution of Trustee, (c) Assignments of Mortgage, (d) Assignment of Deed of Trust, (e) Loss Mitigation Affidavits, (f) Affidavit of Indebtedness (g) Affidavit of Sale, (h) Affidavits of Non-Military Status, (i) Affidavits of Judgment, (j) Affidavits of Debt, (k) Affidavits regarding lost promissory notes, (l) Affidavit of Default, (m) Affidavit of Review, (n) Affidavit of Prove-Up (o) Deeds upon Sale, including Foreclosure, Quit Claim, Grant, Warranty, Special Warranty, and Limited Warranty (p) Certifications or Certificates, (q) Statements or Confirmations, (r) Court documents, including verified complaints, responses to interrogatories, notices or certificates, (s) power of sales, (t) REO contracts and property preservation activities, and (u) purchase agreements and settlement statements (HUD-1).

(2) take any and all actions and execute any and all documents necessary to protect the interest of the Company in any bankruptcy proceeding with respect to Company's agency or non-agency residential mortgage loans, including

but not limited to (a) executing Proofs of Claim and Affidavits of Movant under 11 U.S.C. Sec. 501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules, (b) entering a Notice of Appearance, (c) vote for a trustee of the estate of the debtor, (d) vote for a committee of creditors, (e) attend the meeting of creditors of the debtor, or any adjournment thereof, and vote on behalf of the Company, on any question that may be lawfully submitted before creditors in such a meeting, (f) complete, execute, and return a ballot accepting or rejecting a plan, (g) execute reaffirmation agreements, and (h) execute settlement agreements.

(3) take any and all actions necessary to refinance, subordinate, amend, or modify any non-agency mortgage loan of the Company.

(4) to negotiate, enter into, execute, and deliver such purchase and sale agreements, deeds, and/or any other document or instrument as any of them may deem necessary, appropriate or advisable, provided such actions were lawful, undertaken solely in furtherance of the Company's interests; are within the course and scope of the officer's/person's assigned duties; and were conducted in a manner consistent with the officer's/person's duty of loyalty, fidelity, and good faith, and their duty to provide honest services.

FURTHER RESOLVED, that the foregoing list of appointed "Special Purpose Officers" are, as of the date of this Consent, the "Special Purpose Officers" of the Company and that any other individuals, positions or "Special Purpose Officers" previously designated, classified or appointed as "Special Purpose Officers" of the Company shall cease to be designated and classified as "Special Purpose Officers" of the Company.

FURTHER RESOLVED, that the Company's Officers and/or corporate counsel (and those individuals specifically authorized to act by the Company's Officers and/or corporate counsel) are jointly and severally authorized and directed to do such acts, and to execute and deliver such notices, certificates, agreements, assignments, instruments and communications, with or without the seal of the Company, as they may deem necessary, appropriate and advisable to carry into effect the intent of these resolutions.

FURTHER RESOLVED, that the actions of the Company's Officers, corporate counsel, and/or "Special Purpose Officers" appointed pursuant to this Consent, which were heretofore undertaken in the name, and for the benefit, of the Company and which actions would have been authorized by the foregoing resolutions except that such actions were taken before the adoption of such resolutions, are hereby ratified, confirmed, approved, authorized and adopted by the Board of Directors in all respects as being in the best interests of the Company, and as being the agreement of, and the authorized and approved actions of, the Company undertaken in the name of, and on behalf of, the Company.

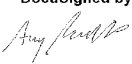
FURTHER RESOLVED, that (a) any certifications of the Secretary of the Company as to any resolutions; (b) any legal opinions of in-house employed

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lawyers; (c) officer certificates; and (d) any schedules heretofore executed and provided in connection with or related to the Agreements are hereby ratified, confirmed, approved, authorized and adopted by the Board of Directors in all respects as being in the best interests of the Company, and as being the authorized and approved actions of the Company undertaken in the name of and on behalf of the Company as of the date stated therein.

IN WITNESS WHEREOF, I have hereunto signed my name as of the 15th day of May 2023.

ROCKET MORTGAGE, LLC

DocuSigned by:

BBE9EACDF4624B5.....

Amy Bishop
Executive Vice President, General Counsel
and Secretary

SPECIAL PURPOSE OFFICERS
EXHIBIT D
LOSS MITIGATION OFFICERS
(Last revised January 26, 2023)

Each person listed below has been duly appointed as a special purpose officer of Rocket Mortgage, LLC and holds the title indicated next to his or her name.

<u>Name</u>	<u>Title</u>
Hana Alazazi	Loss Mitigation Officer
James Andrew	Loss Mitigation Officer
Maria Bleau	Loss Mitigation Officer
Susan Bossio	Loss Mitigation Officer
Hassan Boussy	Loss Mitigation Officer
Julian Bownes	Loss Mitigation Officer
Julie Bradley	Loss Mitigation Officer
Dave Breen	Loss Mitigation Officer
Keyona Brooks	Loss Mitigation Officer
Ryan Brown	Loss Mitigation Officer
Kimberly Buszek	Loss Mitigation Officer
La'Teasha Calvert	Loss Mitigation Officer
Stacey Charboneau	Loss Mitigation Officer
Michelle Cole	Loss Mitigation Officer
Jessica Coon	Loss Mitigation Officer
Melanie Czartoryski	Loss Mitigation Officer
James Dansbury	Loss Mitigation Officer
Susan Dennis	Loss Mitigation Officer
Corinne Dubetz	Loss Mitigation Officer
Anthony Dunn	Loss Mitigation Officer

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<u>Name</u>	<u>Title</u>
Elma Eminovic	Loss Mitigation Officer
Scott Evely	Loss Mitigation Officer
Nancy Everett	Loss Mitigation Officer
Erin Faulkner	Loss Mitigation Officer
Jeff Finazzo	Loss Mitigation Officer
Eric Gibson	Loss Mitigation Officer
Lostoshua Giles	Loss Mitigation Officer
Villetta Green	Loss Mitigation Officer
Kelly Hagle	Loss Mitigation Officer
Carol Hartwell	Loss Mitigation Officer
Dave Haskins	Loss Mitigation Officer
Linda Hayes	Loss Mitigation Officer
Gary Hibbard	Loss Mitigation Officer
Yvonne Hohfeldt	Loss Mitigation Officer
Joanna Hoffman	Loss Mitigation Officer
Nicole House	Loss Mitigation Officer
John Hubbarth	Loss Mitigation Officer
Jackson Hurford	Loss Mitigation Officer
Alisha Hutcherson	Loss Mitigation Officer
Sammi Hutchinson	Loss Mitigation Officer
Jordan Jacks	Loss Mitigation Officer
Michael Jagitsch	Loss Mitigation Officer
Clarence Jackson	Loss Mitigation Officer
Scott Johnson	Loss Mitigation Officer
Danielle Jones	Loss Mitigation Officer

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<u>Name</u>	<u>Title</u>
Casey Just	Loss Mitigation Officer
Madonna Kalanquin	Loss Mitigation Officer
Jennifer Klayo	Loss Mitigation Officer
Ceila Klein	Loss Mitigation Officer
Roger Konkel	Loss Mitigation Officer
Shelia Kournoian	Loss Mitigation Officer
Sommer Lewis	Loss Mitigation Officer
Jamie Licavoli	Loss Mitigation Officer
Joe Lijoi	Loss Mitigation Officer
Matt Lipsky	Loss Mitigation Officer
Mary Lord	Loss Mitigation Officer
Yvette Marshall	Loss Mitigation Officer
Rachel McKenzie	Loss Mitigation Officer
Carmalita McQueen	Loss Mitigation Officer
Ben Milgram	Loss Mitigation Officer
Laura Miller	Loss Mitigation Officer
Brian Miller	Loss Mitigation Officer
Samantha Miller	Loss Mitigation Officer
Rebecca (Becky) Nilsen	Loss Mitigation Officer
Linda O'Hare	Loss Mitigation Officer
Keith Olzak	Loss Mitigation Officer
Stephanie Orrico	Loss Mitigation Officer
Susan Palmer	Loss Mitigation Officer
Kelly Peace Jr.	Loss Mitigation Officer
Linda Petrov	Loss Mitigation Officer

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<u>Name</u>	<u>Title</u>
Erica Piotrowski	Loss Mitigation Officer
Megan Porath	Loss Mitigation Officer
Crystal Radtke	Loss Mitigation Officer
Karyn Rea	Loss Mitigation Officer
Jennifer Rehn	Loss Mitigation Officer
Savannah Ron	Loss Mitigation Officer
Krishma Sadwal	Loss Mitigation Officer
Stephanie Seay	Loss Mitigation Officer
Louie Sharp	Loss Mitigation Officer
Shaina Smith	Loss Mitigation Officer
Scott Smolinski	Loss Mitigation Officer
Dawn Steffke	Loss Mitigation Officer
Johannah Steinbrecher-Booker	Loss Mitigation Officer
Nicole Sykes	Loss Mitigation Officer
Gyna Tandatic	Loss Mitigation Officer
Kayla Todd	Loss Mitigation Officer
Dawn Toins	Loss Mitigation Officer
Jessica Tomlinson	Loss Mitigation Officer
Patrick Underwood	Loss Mitigation Officer
Ken VanNorwick	Loss Mitigation Officer
Alethea Varner	Loss Mitigation Officer
Stephanie Verniers	Loss Mitigation Officer
Jaclyn Vincent	Loss Mitigation Officer
Kasandra (Kasey) Walker	Loss Mitigation Officer
Sabrina Warner	Loss Mitigation Officer

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<u>Name</u>	<u>Title</u>
Alisha Williams	Loss Mitigation Officer
Alysa Wilson	Loss Mitigation Officer
Melanie Wimberly	Loss Mitigation Officer
James Wimbush	Loss Mitigation Officer
Marshall Winbush	Loss Mitigation Officer
Philip Wright	Loss Mitigation Officer
Kristin Wykowski	Loss Mitigation Officer
Tracey Zobel	Loss Mitigation Officer
Ryan Zois	Loss Mitigation Officer