

Prepared by and Return to:
Albertelli Law
5404 Cypress Center Dr., Suite 300
Tampa, FL 33609
23-006354
Exempt from stamp tax as transfer from bank to
VA/HUD. Rule 12B-4.014(9)

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS INDENTURE, between Lakeview Loan Servicing, LLC, whose address is c/o Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, party of the first part, and The Secretary of Veterans Affairs, an Officer of The United States of America, Its' Successors and/or Assigns whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, party of the second part:

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, and its assigns forever, the following-described land, to-wit:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ID#: 19E18S240010 00330 0010
A/K/A: 2940 N Brown Pt Hernando FL 34442

SUBJECT TO: Real estate taxes for 2025 and subsequent years; conditions, restrictions, limitations and easements of record;

TO HAVE AND TO HOLD the same unto the said party of the second part in fee simple.

AND the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Dated this 9 day of October, 2025.

Signed, Sealed and Delivered in Our Presence:

Rebecca C Wallis 10-9-25
Witness Signature
Printed Name: Rebecca C Wallis
Witness Address: 8950 Cypress Waters Blvd.
Coppell, TX 75019
(Pursuant to Fla. Statute 695.26)

Lakeview Loan Servicing, LLC By Nationstar
Mortgage LLC as its Attorney-in-Fact
By: Rebecca C Wallis 10-9-25
Printed Name: Rebecca C Wallace
Title: Assistant Secretary
(Pursuant to Florida Statute 692.01)

Jerral 10-9-25
Witness Signature
Printed name: Jerral Manycaster
Witness Address: 8950 Cypress Waters Blvd
Coppell, TX 75019
(Pursuant to Fla. Statute 695.26)

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 9 day of October, 2025 by Rebecca C Wallace who is Assistant Secretary of Nationstar Mortgage LLC as Attorney-in-Fact for Lakeview Loan Servicing, LLC, who is personally known to me and/or who produced identification.

My Commission Number
128828303
and Expiration Date:
12/15/27

Hugh Zhao
Notary Public --- State of Texas

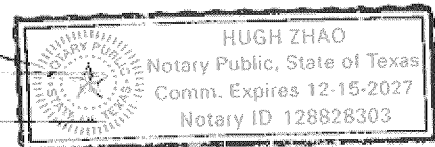


EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN CITY OF HERNANDO, COUNTY OF CITRUS, STATE OF FLORIDA, VIZ:

LOTS 1 AND 4 AND THE EASTERLY 1/2 OF LOTS 2 AND 5, BLOCK 33, TOGETHER WITH THE WESTERLY 1/2 OF VACATED BROWN AVENUE, LYING BETWEEN AN EASTERLY EXTENSION OF THE NORTH AND SOUTH BOUNDARIES OF THE ABOVE DESCRIBED LOTS, THE SOUTHERLY 1/2 OF VACATED EATON AVENUE, LYING BETWEEN THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE EAST 1/2 OF LOT 2 AND THE NORTHERLY EXTENSION OF THE CENTERLINE OF BROWN AVENUE, ALL IN PARSONS POINT ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

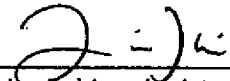
EXHIBIT "B"

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

Name	Title	Additional Title Held	Authorized to Sign	Date Appointed
Qualla Ray	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
Quinton Butler	Assistant Secretary	n/a	Bankruptcy related Documents, including but not limited to Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits	6/30/2023
Rachel Siegel	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	7/27/2017
Rafael Alvarez	Assistant Secretary	n/a	Modifications, Deed in Lieu, Instruments of Conveyance, MERS Documents, POAs any other similar document	5/1/2022
Ramie Word	Assistant Secretary	Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	1/31/2023
Randy Massey	Assistant Secretary	n/a	Lien Releases, SOT's, Endorsements, Allonges, Affidavits, Assignments, Transfer Documents, Deeds, POAs, Instruments of Conveyance, any other similar (documents)	6/28/2023
Raquel Bryan	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/22/2014
Raul Martinez	Assistant Secretary	n/a	Allonges, Loan Mods Agreements, Assignments, Lien Releases, MERS Documents, GNMA Documents, Instruments of Conveyance and other similar Documents	5/29/2020
Rebecca C. Wallace	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, Settlement Agreements, Notice of Representations, Title Curative documents, Probate Documents and Mobile Home Documents and Co-Op related documents.	10/29/2015
Reginald Shepherd	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	7/27/2017
Renate Finch	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
Rhonda Gainer	Assistant Secretary	n/a	92900a pages 1 and 4, 1820, late letter, Assumption Documents, HUD related docs & NY 255 Affidavit, MERS Documents, POAs, HUD Documents 92210.1, Assumption Agreements Affidavits, any similar document	9/23/2019
Richard Hipo	Assistant Secretary	n/a	Affidavits, Settlement Agreements for negotiations of short sales or sale of REO properties, Assignments of Mortgage, Modifications and Certifications. Reconveyance and Satisfaction of Mortgage related documents, Lien Releases and Instruments of Conveyance, including but not limited to: Declarations, Certifications, Verifications, Warranty Deeds and Quit Claim Deeds	10/30/2020
Rick Finley	Assistant Secretary	n/a	Modifications, Deed in Lieu, Instruments of Conveyance, MERS Documents, 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)	6/30/2023
Riquia Napier	Assistant Secretary	n/a	Bankruptcy related Documents, including but not limited to Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits	12/13/2023

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Dallas, TX 75019

EXHIBIT "C"

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

Lakeview Loan Servicing, LLC, a Delaware limited liability company with offices located at 4425 Ponce de Leon Blvd. MS 5-251, Coral Gables, Florida 33146 ("Lakeview" or "Servicer") by these presents does hereby make, constitute and appoint Nationstar Mortgage LLC, a Delaware limited liability company with offices located at 8950 Cypress Waters Boulevard, Coppell, Texas 75019 ("Subservicer"), as its true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers and designated agents, acting in the name, place and stead of Lakeview for the purposes, and only the purposes, set forth below. This Limited Power of Attorney is given in connection with, and relates solely to that certain Servicing Agreement by and between Lakeview and Bayview Loan Servicing, LLC dated as of July 27, 2018 which agreement was assigned to Subservicer as of June 1, 2022, as the same may be restated and amended (as assigned the "Agreement") and relating to the subservicing of certain mortgage loans the servicing rights to which are owned by Lakeview (such loans, the "Loans"). Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (each, a "Mortgage"). The parties agree that this Limited Power of Attorney is coupled with an interest.

Now, Therefore, Lakeview does hereby constitute and appoint Subservicer the true and lawful attorney-in-fact of Lakeview and in Lakeview's name, place and stead with respect to each Loan, whether such Loan is current and performing or such Loan is in a loss mitigation or other workout status, in foreclosure and/or bankruptcy or is classified as real estate owned ("REO") and such Loan is subserviced by Subservicer on behalf of Lakeview pursuant to the Agreement for the following, and only the following purposes:

1. To execute, acknowledge, seal and deliver Mortgage note endorsements, assignments of Mortgages and other recorded documents, satisfactions, releases, re-conveyances of Mortgage, tax and insurance authority notifications and declarations, deeds, including special or warranty deeds as required, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, including deeds-in-lieu of foreclosure or short sale agreements, with all ordinary or necessary endorsements, acknowledgements, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.
2. To (i) prepare, execute and deliver, on behalf of Lakeview, any and all documents or instruments necessary to maintain the lien on each mortgaged property and related collateral; loan modifications, waivers, consents, amendments, discounted payoff agreements, forbearance agreements, repayment plans, deeds-in-lieu of foreclosure, consents to or with respect to any

documents contained in the related servicing file; and any and all instruments of satisfaction or cancellation, or of partial or full release or discharge, and all other instruments comparable to any of the types of instruments described in this clause (i), and (ii) institute and prosecute judicial and non-judicial foreclosures, suits on promissory notes, indemnities, guaranties or other documents, actions for equitable and/or extraordinary relief (including, without limitation, actions for temporary restraining orders, injunctions, and appointment of receivers), and similar actions or suits necessary to enforce or defend Lakeview's rights in its capacity as servicer of a Loan or the Loans, and to appear in and file on behalf of Lakeview such pleadings or documents as may be necessary or advisable in any bankruptcy actions, state or federal suit or any other action related to a Loan.

3. The collection of borrower or account information, perform an escrow analysis, obtain required approvals from mortgage insurers and investors, obtain property valuations, order property inspections, initiate and maintain property preservation activity, and obtain an interest therein and/or improvements thereon, as Lakeview's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
4. To execute and deliver any and all required affidavits, documents or instruments required to be prepared, executed and filed or recorded regarding a Loan, including, but not limited to: affidavits of debt, Lost Note Affidavits, verification or certification of debt or amounts owed, substitutions of trustee, substitutions of counsel, declaration of military status affidavits, notices of rescission, foreclosure deeds, transfer tax affidavit, affidavits or merit, verification of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of Lakeview in connections with foreclosure, bankruptcy and eviction actions, proofs of claim, confirmations and reaffirmations.
5. To prepare, execute and deliver any and all documents or perform or direct the performance of any and all acts in connection with any disputes or inquiries relating to the Loans, including, but without limitation, tax, hazard insurance, title insurance, mortgage insurance or guarantee and homeowner association matters.
6. To request (i) missing title insurance policy documentation, and (ii) corrections to incorrect title insurance policy documentation, including, but without limitation, missing or incorrect information relating to loan title insurance policies, short form loan title insurance policies, Schedule A to title insurance policies, Schedule B to title insurance policies, title insurance policy endorsements, and title insurance policy covers. To prepare, submit, track, negotiate and settle title insurance claims.
7. To endorse any checks or instruments that are received by Subservicer and made payable to Lakeview regarding a Loan. Lakeview further grants to Subservicer, its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the forgoing powers, and ratifies every act that Subservicer has lawfully performed or which Subservicer may lawfully perform in exercising those powers by virtue hereof.

Lakeview further grants to Subservicer the limited power of substitution and revocation of another party for the purpose and only for the purpose of endorsing or assigning notes or Mortgages in Lakeview's name, and hereby ratifies and confirms all that the attorney-in- fact, or its substitute or substitutes, shall lawfully do or cause to be done by authority of this Limited Power of Attorney and the rights and powers granted hereby.

Subservicer shall indemnify, defend and hold harmless Lakeview and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever, ("Claims") arising out of, related to, or in connection

with (i) any act taken by Subservicer (or its substitute or substitutes) pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of, or misuse of, this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC has executed this Limited Power of Attorney on 28th day of July 2022.

Lakeview Loan Servicing, LLC

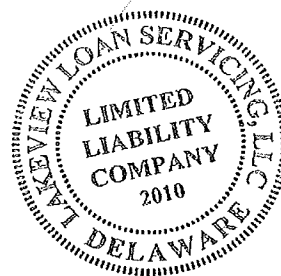
By: _____
Name: Julio Aldecocera
Title: President

Mario Milian

Witness: Mario Milian

Carolina Perez

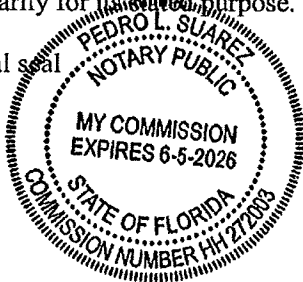
Witness: Carolina Perez



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

On the 28th day of July, 2022, before me, Pedro L. Suarez, a notary public within Miami-Dade County, personally appeared Julio Aldecocera, President of Lakeview Loan Servicing, LLC whose address is 4425 Ponce de Leon Blvd, MS 5-251, Coral Gables, Florida 33146, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument voluntarily for its stated purpose.

WITNESS my hand and official seal



By: *Pedro L. Suarez*
Notary Public
My commission expires: June 5, 2026