

Prepared By and Return To:

LandCastle Title, LLC
3237 Satellite Blvd, Bldg 300, Ste 120
Duluth. GA 30096

File No. FLA-090100159S

Property Appraiser's Parcel I.D. (folio) Number(s)
33-39-13-00006-0007-00001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this April 3, 2009 by Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC hereinafter called the grantor and Beth Cohn, a married woman, whose post office address is 2532 Jardin Drive, Weston, FL 33327, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 52,500.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 391 11th Avenue, Vero Beach, FL 32962

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2008.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.


TO HAVE AND TO HOLD the same in fee simple forever.

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; and hereby 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.

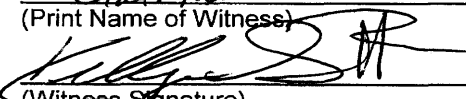
SPECIAL WARRANTY DEED
(Continued)

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 duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:


(Witness Signature)

Elan Rose
(Print Name of Witness)


(Witness Signature)

KELLYN A. BREMS
(Print Name of Witness)

Nationstar Mortgage, LLC f/k/a Centex Home
Equity Company, LLC by: Nations REO as its
attorney-in-fact

By: 
Print Name: Nations REO as agent for
Its: Nationstar Mortgage, LLC

Barry M. Nicholas, Operations Manager, Nations
Address: REO, Inc as AIF

350 Highland Drive
Lewisville, TX 75067

SPECIAL WARRANTY DEED
(Continued)

State of Kansas
County of Johnson

The foregoing instrument was acknowledged before me this 3rd day of April, 2009, by Barry Nicholas, as Attorney In Fact of Nationstar Mortgage, LLC f/k/a Centex Home Equity who is personally known to me or who has produced Drivers License as identification. Company, LLC

[Notary seal]

Jennifer K. Traub
Notary Public

Printed Name: Jennifer K. Traub

My Commission Expires: 3/5/2011



SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

Lot 1, in Block G, of INDIAN RIVER HEIGHTS UNIT 7, according to the Plat thereof, as recorded in Plat Book 7, at Page 29, of the Public Records of Indian River County, Florida

Exhibit "B"

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned, Nationstar Mortgage LLC (Client), a Delaware limited liability company, with offices at 350 Highland Drive in Lewisville, TX 75067, does hereby make, approve, and appoint Nations REO, Inc., organized and existing under the laws of the state of Kansas, with offices at 10500 Barkley, Suite 100 Overland Park, Kansas, 66212, its Attorney in Fact, with limited power and authority to act for and in its behalf in the management and disposition of real estate owned held by Client under the following terms and conditions.

1. Said Attorney in Fact shall be authorized to do and perform, on behalf of Client and in its place and stead, and with equal validity, any and all lawful acts, manners, and things whatsoever requisite, necessary, proper, or convenient to be done, as fully, to all intents and purposes, as Client is entitled to perform as owner of the property.
2. Client hereby Authorizes and empowers the said Attorney in Fact to, in its name, make, sign, execute, acknowledge, and deliver any and all listing agreements, contracts for sale, or any other instruments or documents in connection therewith in accordance with the obligations and duties under that certain Asset Management and Disposition Agreement between Client and the Attorney in Fact dated April 30, 2008 and as subsequently amended.
3. Further, Client hereby authorizes and empowers the following representatives of said Attorney in Fact to, in its name, make, sign, execute, acknowledge, and deliver deeds of conveyance or any other instruments or documents in connection therewith in accordance with the obligations and duties under that certain Asset Management and Disposition Agreement between Client and the Attorney in Fact dated April 30, 2008 and as subsequently amended:
 - a. Charles D. Burton, President;
 - b. Elaine L. Rosen, Executive Vice President; or
 - c. Barry M. Nicholas, Operations Manager.
4. This Limited Power of Attorney does not authorize or empower said Attorney in Fact to sign deeds of trust on behalf of the Client.
5. This Limited Power of Attorney shall be effective as of the date of execution hereof and until such time as Client revokes it in writing.

IN WITNESS WHEREOF, the said Client has caused this instrument to be executed by an authorized officer this 23RD day of February, 2009

Nationstar Mortgage, LLC:

By:

Name: Ramie Baker

Its: REO AVP

Attest:

Name: Lean Johnson

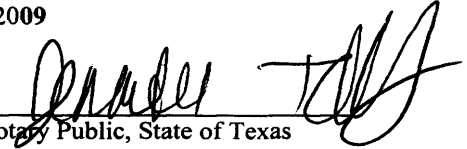
The State of Texas
County of Tarrant

Before me, the undersigned, a Notary Public on this day personally appeared known to me (or proved to me on the oath of Ramie Baker), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said (here insert name of Corporation) a corporation, and that the had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity, therein stated.

Given under my hand and seal of office, this 23rd day of February, A.D. 2009

(PERSONALIZED
SEAL)




Notary Public, State of Texas

Jennifer Talbot
(Print name of Notary Public here)

My commission expires the 29th day of July 20 12