

\$70,000.⁰⁰

Return to:

This Instrument Prepared by:
Albertelli Title, Inc.
Amanda Hodgson
600 North Westshore Boulevard, Suite 400
Tampa, Florida 33609
Our File Number: TPA09-22093
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number (s): 33392300015000000121.0

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this December 21, 2009, between Aurora Loan Services, LLC, having its place of business at : c/o First American REO Servicing, a division of First American Default Information Services, LLC, a corporation organized and existing under the laws of the United States of America, and having an office located at 717 17th Street, Suite 200, Denver Colorado 80202 here by called the grantor,

to Nick Jovanovich, an unmarried man, whose Post Office address is: 625 Oaks Drive, Apt 702, Pompano Beach, FL 33069, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 121, of BRADFORD PLACE, according to the Plat thereof, as recorded in Plat Book 21, at Page 28, of the Public Records of Indian River County, Florida

Exhibits Attached

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.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all people, claiming by , though or under Grantor's, but not otherwise. (wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

Aurora Loan Services, LLC, by First American REO Servicing,
a division of First American Default Information Services, LLC,
its attorney-in-fact

By:

Print Name:

Title:

Jason Bobzin Portfolio Manager

(Corporate Seal)

State of

County of

The foregoing instrument was acknowledged before me this 3rd day of, December, 2009

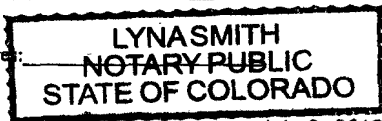
by Jason Bobzin as Portfolio Manager of First American REO Servicing, a division of First American Default Information Services, LLC, a corporation organized and existing under the laws of the United States of America, Attorney in Fact for Aurora Loan Services, LLC, on behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal



My Commission Expires July 8, 2013

Exhibit A

**UNANIMOUS WRITTEN CONSENT OF THE MANAGERS OF
FIRST AMERICAN DEFAULT INFORMATION SERVICES LLC
IN LIEU OF A SPECIAL MEETING**

Dated as of March 25, 2009

Pursuant to the authority contained under Florida law and the bylaws of First American Default Information Services LLC (the "Company") the undersigned, being the Managers of the Company, do hereby adopt the following resolutions with the same force and effect as though adopted at a special meeting of the Managers duly called and held:

WHEREAS, Aurora Loan Services LLC ("Aurora") has, by limited powers of attorney, appointed the Company as its agent to handle certain matters relating to the sale and dispositions of Aurora of certain of its real estate owned assets; and

WHEREAS, the form of power of attorney appointing the Company is attached hereto as Exhibit A; and

WHEREAS, the Managers desire to specify certain employees of the Company to act as authorized representatives of the Company to act as agents for Aurora in accordance with the term of the power of attorney.

NOW THEREFORE, BE IT RESOLVED, that the following employees of the Company be hereby appointed to act as agent for Aurora in accordance with the terms of the power of attorney:

Michael Harris	Vice President
Sandy Hildreth	Vice President
Pat Congleton	Director
Kathy Piper	Director
Jim Keaty	Director
Jan Glentzer	Portfolio Manager
Janice Broom	Portfolio Manager
Doris Shindelar Roney	Portfolio Manager
Michael Harnden	Portfolio Manager
Jason Bobzin	Portfolio Manager
Jeff Dowden	Portfolio Manager
Carol Wengh	Portfolio Manager
Michelle Graham	Portfolio Manager
Jeff Lovato	Portfolio Manager
Casey Ward	Portfolio Manager
Jody Rodriguez	Portfolio Manager
Kammi Kusner	Portfolio Manager

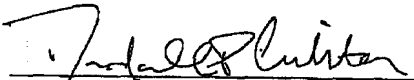
FURTHER RESOLVED, all authority vested in any other named authorized signatory or limited agent is hereby revoked;

FURTHER RESOLVED, that said employees set forth above shall act only in accordance with the powers and authorities granted to them in the signed power of attorney; and

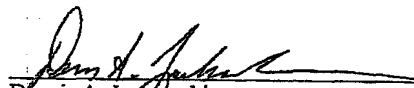
FURTHER RESOLVED, that all action of every kind taken by said employees of the Company, pursuant to said power of attorney prior to the date of this consent be and it hereby is authorized, adopted, approved, ratified and confirmed.

IN WITNESS WHEREOF, this written consent has been executed as of the date first written above.

FIRST AMERICAN DEFAULT INFORMATION SERVICES LLC


Randall P. Gilster


A. Russell Watts


Dennis A. Jankowski

Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee \$10.00 Deputy
Clerk LHINSPETER

Exhibit B

AURORA LOAN SERVICES

A Lehman Brothers Company

Limited Power of Attorney

KNOWN ALL PEOPLE BY THESE PRESENTS: THAT, AURORA LOAN SERVICES LLC., A DELAWARE LIMITED LIABILITY COMPANY, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 10350 PARK MEADOWS DRIVE, LITTLETON, CO 80124, ACTING HEREIN THROUGH ITS MEMBER OR MANAGER, DOES HEREBY MAKE AND APPOINT FIRST AMERICAN REO SERVICING, LLC, A DIVISION OF FIRST AMERICAN DEFAULT INFORMATION SERVICES, LLC WITH ITS PRINCIPAL PLACE OF BUSINESS AT 717 17TH STREET, SUITE 200, DENVER, COLORADO 80202, TO BE ITS TRUE AND LAWFUL ATTORNEY IN FACT. THIS LIMITED AND SPECIAL POWER OF ATTORNEY GRANTED HEREBY SHALL BE LIMITED TO THE MATTERS DESCRIBED BELOW:

TO EXECUTE AND DELIVER, IN THE NAME OF AURORA LOAN SERVICES, LLC., AS ITS AGENT AND ATTORNEY IN FACT, ANY LISTING AGREEMENTS, PURCHASE AGREEMENTS, INSTRUMENTS OF SALE, DEEDS, TRANSFER, CONVEYANCE OR OTHER DOCUMENTS NECESSARY TO EFFECTUATE ITS RESPONSIBILITIES AND OBLIGATIONS PURSUANT TO THE PROPERTY MANAGEMENT AND MARKETING AGREEMENT EXECUTED BY AND BETWEEN AURORA LOAN SERVICES LLC. AND FIRST AMERICAN REO SERVICING, LLC, ON JANUARY 15, 2008.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS LIMITED POWER OF ATTORNEY THIS 8TH DAY OF JULY, 2008.

WITNESSES:

AURORA LOAN SERVICES LLC.

Printed Name: Michael Holmes

Printed Name: Janet Martin
Title: Vice President

Printed Name: Erik Hook

STATE OF COLORADO
COUNTY OF DOUGLAS

BE IT KNOWN, that on the 8th day of July, 2008, personally came and appeared Janet Martin, acting in his/her official capacity as member or manager of Aurora Loan Services, LLC., and who was to me personally known, and known to me to be the same person described in, and who executed, the within power of attorney, and he/she acknowledges the within power of attorney to be an official corporate act authorized by said Janet Martin to be its act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by seal of office the day and year last above written.

Margaret Lowrey

MARGARET LOWREY
NOTARY PUBLIC
STATE OF COLORADO
MY COMM. EXP. 4-21-2009

26-01125-Sage
RECORD AND RETURN TO
WATSON TITLE INSURANCE, INC.
1800 N.W. 49th ST.
SUITE 120
FT. LAUDERDALE, FL 33309

