

Record & Return

This Instrument Was Prepared By:

STEFANIE M. GONZALEZ

REO Closing Processor

LAW OFFICES OF DAVID J. STERN, P.A.

900 S. Pine Island Road , Suite 600

Plantation, FL 33324

File No.: 10-C33490

Tax Folio No.: 33-39-25-00002-0006-00012/0

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12th day of July, 2010 between PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK, whose post-office mailing address is 3232 Newmark Drive, Miamisburg, OH 45342, hereinafter called the Grantor, and JADA R. BASS, a single woman, whose post-office mailing address is 354 15th LN SW, Vero Beach, FL 32962, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Indian River County Florida, viz:

LOT 12, BLOCK F, UNIT NO. 1, DIXIE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 74, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current year and all prior and subsequent years.

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

AND the Grantor hereby covenants with the 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; that the Grantor 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 Grantor.


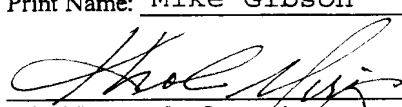
Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

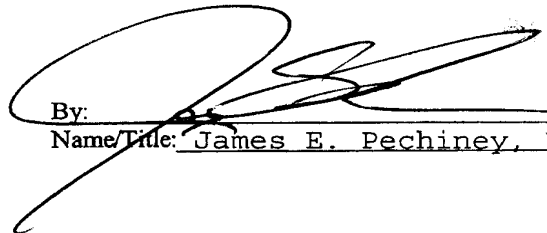
IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO NATIONAL CITY
BANK

(CORPORATE SEAL)


Print Name: Mike Gibson

Print Name: Khola Mirza

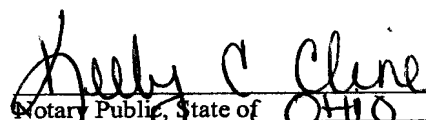

By: _____
Name/Title: James E. Pechiney, VP

STATE OF Ohio
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 12 day of July, 2010 by
James E. Pechiney as VP for PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO NATIONAL CITY BANK, who executed same on behalf of the said corporation
and who did take an oath. He/She is personally known to me or has produced _____ as
identification.



KEELY C. CLINE, Notary Public
In and for the State of Ohio
My Commission Expires July 30, 2013


Notary Public, State of OHIO
County of: Montgomery
Print Name: Keely C. Cline
My commission expires: 7-30-13



CERTIFICATE

The undersigned, Janet L. Deringer, Assistant Secretary of PNC Bank, National Association, does hereby certify that the following is a true and correct copy of an excerpt from the By-Laws of PNC Bank, National Association and a true and correct copy of Resolutions adopted by the Board of Directors of PNC Bank, National Association on April 25, 2006 and that said excerpt and Resolutions are in full force and effect, and further that, James E. Pechiney is a duly appointed Vice President of PNC Bank, National Association.

BY-LAWS

"Article VI. General Powers of Officers

"Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

"Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

RESOLUTIONS

General Signature Authority Resolutions

"RESOLVED, that the Chairman of the Board, each Vice Chairman, if any, the President, the Chief Executive Officer, each Executive, Senior or other Vice President and Assistant Vice President, Cashier and each Assistant Cashier, Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each regional or market President or Chief Executive, the General Counsel and each Managing General Counsel of The PNC Financial Services Group, Inc. shall have authority to affix and attest the corporate seal of the Bank;

"RESOLVED FURTHER, that the Chairman of the Board, each Vice Chairman, if any, the President, the Chief Executive Officer, each Executive, Senior or other Vice President or Assistant Vice President, Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, any Trust Officer and each Assistant Trust Officer, each Chief Investment Officer,

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222 2707
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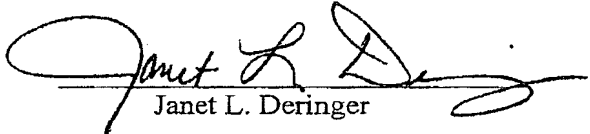
each regional or market President or Chief Executive, the General Counsel, and each Managing General Counsel of The PNC Financial Services Group, Inc. and any other officers acting at the discretion of any officer authorized to affix and attest the corporate seal are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer and/or officers authorized to execute the same;

"RESOLVED FURTHER, that any officer and any non-officer employee which employee may be designated in writing by a Senior Vice President or higher officer by precedence or rank are each hereby authorized and empowered:

- a) To sign or countersign checks, drafts, acceptances, guaranties of signatures on assignments of stock and bonds, and to sign or countersign stock certificates or bonds of corporations for whom the Bank is acting as Registrar, Transfer Agent or in any fiduciary or representative capacity, correspondence and other papers or documents not ordinarily requiring execution under the seal of the corporation; and
- b) To receive and receipt for any sums of money or property due or owing to this Bank in its own right or in any fiduciary capacity or as agent and, either as Attorney-in-Fact for the Bank or otherwise, to execute any instrument of satisfaction therefor or of any mortgage, judgment or other lien in the Office of the Recorder of Deeds or the Prothonotary or other office or Court of Record in Allegheny County, Philadelphia County, or elsewhere, provided, however, that in respect to any mortgage or Deed of Trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to specific authorization of the Board of Directors or the Fiduciary and Investment Risk Committee."

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 26th day of February, 2010.




Janet L. Deringer

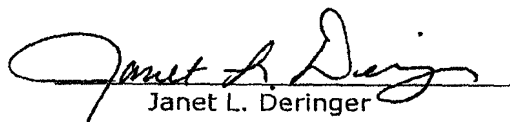


CERTIFICATE

The undersigned, Janet L. Deringer, Assistant Secretary of PNC Bank, National Association does hereby certify as follows:

1. National City Bank was a wholly owned subsidiary of National City Corporation.
2. Effective December 31, 2008, National City Corporation merged with and into The PNC Financial Services Group, Inc. and National City Bank became a wholly owned subsidiary of The PNC Financial Services Group, Inc.
3. Effective as of November 6, 2009, National City Bank and pursuant to approval granted by the United States Office of the Comptroller of the Currency (as evidenced by the official certification dated November 6, 2009 attached hereto as Exhibit "A"), was merged with and into PNC Bank, National Association.
4. PNC Bank, National Association is a duly organized and existing national banking association (Charter Number 1316) and wholly owned subsidiary of PNC Bancorp, Inc. (a wholly owned subsidiary of The PNC Financial Services Group, Inc.), having its main office located at 222 Delaware Avenue, Wilmington, Delaware 19801 and using federal Employer Identification Number 22-1146430.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of this Association this 6th day of November, 2009.


Janet L. Deringer



Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222 2707

EXHIBIT A



Comptroller of the Currency
Administrator of National Banks

Northeastern District Office
340 Madison Avenue, 5th Floor
New York, New York 10173-0002

Licensing Division
Telephone: (212)790-4055
Fax: (301) 333-7015

November 6, 2009

James S. Keller
Chief Regulatory Counsel
The PNC Financial Services Group, Inc.
249 Fifth Avenue
One PNC Plaza, 21st Floor
Pittsburgh, Pennsylvania 15222-2707

Re: Application to merge National City Bank, Cleveland, Ohio, with and into PNC Bank,
National Association, Wilmington, Delaware under the charter and title of the latter.
Control No: 2009 NE 02 0017 Charter No: 1316

Dear Mr. Keller:

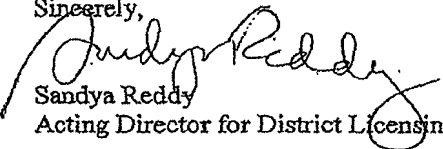
This letter is the official certification of the Comptroller of the Currency to merge National City Bank, Cleveland, Ohio ("NCB"), with and into PNC Bank, National Association, Wilmington, Delaware ("PNC Bank"), effective as of close of business on November 6, 2009. The resulting bank's title is PNC Bank, National Association, charter number 1316.

This is also the official authorization given to PNC Bank, the resulting bank, to operate branches of NCB as branches of the resulting bank. Branches of a national bank target are automatically carried over to the resulting bank and retain their current OCC branch numbers.

We understand that upon consummation, the capital surplus of PNC Bank will increase. Within 30 days following consummation, please provide this office with the exact dollar amount of the capital change so that we may issue our letter certifying the capital increase.

If the combination does not occur as represented in your letter of October 26, 2009, this certification must be returned to the OCC. Following consummation of the merger, please return the charter certificate for NCB so that we may properly close our files for this bank.

Sincerely,


Sandya Reddy
Acting Director for District Licensing