

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Sharon A. Evans, an employee of
Liberty Title Company of America, Inc.
10006 South Federal Highway
Port St. Lucie, FL 34952

File No. SL-11-0009

Warranty Deed

This Indenture, made January 24, 2011 A.D., between Kondaur REO, L.L.C., a limited liability company existing under the laws of the State of Delaware, whose post office address is: One City Blvd. West #1900, Orange, CA 92868, Grantor and Jeanne A. Jaros, a(n) unmarried woman, whose post office address is: ~~1844 Olsen Blvd., Wakefield, MA 01880~~ 3841 Julia Ct., Gahanna, Ohio 43230 Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Lot 11, Block F, INDIAN RIVER HEIGHTS UNIT SEVEN, according to the map or plat thereof, as recorded in Plat Book 7, Page 29, of the Public Records of Indian River County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-39-13-00006-0006-00011/0

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

Kondaur REO, L.L.C., a Delaware limited liability company

Signed and Sealed in Our Presence:

By: Joy Zimmerman
JOY ZIMMERMAN, LIQUIDATION SPECIALIST
By Kondaur Capital Corporation, it's authorized agent

Witness
Print Name: Steffany Nguyen

Witness
Print Name: Melissa Bloch

STATE OF CALIFORNIA
COUNTY OF orange

The foregoing instrument was acknowledged before me this 24th day of January, 2011, by Joy Zimmerman, of Kondaur Capital Corporation, authorized agent of Kondaur REO, L.L.C., on behalf of the company, who is either personally known to me or produced identification of sufficient character so as to identify said individuals with reasonable certainty; and who did not take an oath.

Steffany Nguyen
Notary Public
Printed Name: Steffany Nguyen

Type of identification (Check One):
☐ Drivers License
☐ Passport
☐ Government (State or Federal ID Card)
☐ Resident Alien ID card
☐ Other



State of Delaware
Secretary of State
Division of Corporations
Delivered 06:59 PM 06/15/2010
FILED 06:57 PM 06/15/2010
SRV 100660083 - 4836801 FILE

CERTIFICATE OF FORMATION

OF

KONDAUR REO, L.L.C.

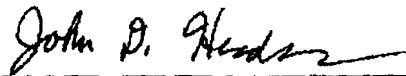
This Certificate of Formation of Kondaur REO, L.L.C. (the "LLC"), dated as of June 15, 2010, is being duly executed and filed by John D. Hudson, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act, 6 Del. C. §§ 18-101 et seq.

FIRST. The name of the limited liability company formed hereby is Kondaur REO, L.L.C.

SECOND. The address of the registered office of the LLC in the State of Delaware is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801.

THIRD. The name and address of the registered agent for service of process on the LLC in the State of Delaware is The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of the date first above written.



John D. Hudson, Authorized Person

Delaware

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The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "KONDAUR REO, L.L.C." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINETEENTH DAY OF NOVEMBER, A.D. 2010.

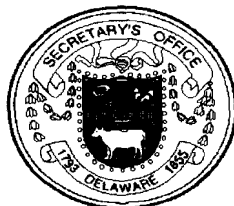
AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "KONDAUR REO, L.L.C." WAS FORMED ON THE FIFTEENTH DAY OF JUNE, A.D. 2010.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

4836801 8300

101108161

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 8368528

DATE: 11-19-10

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SECRETARY'S CERTIFICATE

I, Janice Ramocinski, the duly appointed Secretary of Kondaur REO, L.L.C., a Delaware limited liability company (the "Company"), hereby certify that the Company has authorized Kondaur Capital Corporation, a Delaware corporation (the "Authorized Agent"), to take any or all of the following actions on behalf of the Company:

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deeds of trust/mortgages, subordinations and modifications, tax authority notifications and declarations, listing agreements, deeds, bills of sale, purchase and sale agreements and other instruments of sale, conveyance, and transfer of loans or real property, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect execution, delivery, conveyance, recordation or filing thereof.
2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of the Company in connection with insurance, foreclosure, bankruptcy and eviction actions.
3. To endorse any checks or other instruments received by the Authorized Agent and made payable to the Company.
4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes the Authorized Agent to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To do any other act or complete any other document that arises in the transaction of business of any kind on behalf of the Company.

In Witness Whereof, the undersigned has executed this Secretary's Certificate on July 26, 2010.


Janice Ramocinski, Secretary

**CERTIFICATION
OF
SECRETARY
OF
KONDAUR CAPITAL CORPORATION**

The undersigned, the Secretary of Kondaur Capital Corporation (the "Company") hereby certifies that the Board of Directors of the Company, by unanimous written consent, adopted the following resolutions:

RESOLVED, that Jon Daurio, Chief Executive Officer, individually, or Gregory Gault, Managing Partner, individually, or Zach Adams, Managing Director, individually, or Lou Spampinato, Valuation Manager, individually, or Ali Ramezani, Director of Liquidations, individually, or Mike Moya, Portfolio Director, individually, or Harvey Van Eman, Portfolio Director, individually, or George Goubran, Portfolio Director, individually, or Patrick Sweeney, Liquidation Specialist, individually, or Dave Wong, Liquidation Specialist, individually, or Joy Zimmerman, Liquidation Specialist, individually, or Susan K. Gibson, Liquidation Specialist, individually, be, and hereby is, authorized, empowered and directed in the name of and on behalf of the Company, to execute any and all documents in connection with the sale of the real property located at 255 11TH COURT, VERO BEACH, FL, 32960

RESOLVED FURTHER, that any and all actions by Messrs. Daurio, Gault, Adams, Spampinato, Ramezani, Moya, Van Eman, Goubran, Sweeney, Wong, Ms. Zimmerman and Ms. Gibson, already taken in furtherance of any of the above resolution hereby are authorized, directed and ratified in their entirety.

The undersigned further certifies that the above resolution has been duly recorded in the minutes of the Company and has not been amended and remains in full force and effect as of this 14th day of January, 2011


Janice Ramocinski, Secretary