

Return TO:

This Instrument Prepared by:
Albertelli Law

5404 Cypress Center Drive, Suite 300
Tampa, Florida 33609
Our File Number: TPA10-25648
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): 33391100006005000007.0

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 17 ~~February~~ ^{JANUARY}, 2011, between Aurora Loan Services, LLC, having its place of business at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 here by called the grantor,

to David John Planker, an unmarried man , whose Post Office address is: 1376 26th Avenue, Vero Beach, Florida 32960, 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:

See Exhibit

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 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.

(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:

Leona C Owens
Witness signature
Leona C. Owens
Print witness name
[Signature]
Witness signature
[Signature]
Print witness name

Aurora Loan Services, LLC by LPS Asset Management Solutions, Inc, as Attorney in Fact

By: [Signature]
Print Name: **Norma J. Dudgeon, AVF**
Title:

(Corporate Seal)

State of Colorado
County of Sefton

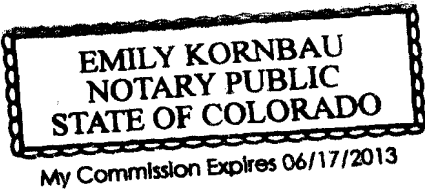
The foregoing instrument was acknowledged before me this 17 day of ~~February~~ ^{JANUARY}, 2011

by Norma J. Dudgeon, AVF of LPS Asset Management Solutions, Inc, as Attorney in Fact on behalf of Aurora Loan Services, LLC a corporation organized and existing under the laws of the United States of America, . He she is personally known to me or who has produced Drivers License as identification.

[Signature]
Notary Public **Emily Kornbau**
Print Notary Name

My Commission Expires: 6/17/2013

Notary Seal



THAT PART OF THE NORTH ONE-HALF OF THE EAST 10.49 ACRES OF THE WEST 20.49 ACRES OF TRACT 5, SECTION II, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LAND FILED BY THE INDIAN RIVER FARMS COMPANY IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25, WHICH IS DESCRIBED ON THAT CERTAIN SURVEY OF LLOYD & ASSOCIATES AS PARCEL NO. 5 AND BEING DESCRIBED AS FOLLOWS: START AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE EAST 10.49 ACRES OF THE WEST 20.49 ACRES OF SAID TRACT 5, AND RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PARCEL A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 115 FEET, THENCE RUN WESTERLY ON A LINE HAVING AN EXTERIOR ANGLE OF 91° 8' 30" A DISTANCE OF 152.64 FEET; THENCE NORTHERLY PARALLEL TO THE EAST BOUNDARY LINE OF SAID TRACT A DISTANCE OF 115 FEET; THENCE RUN EASTERLY A DISTANCE OF 152.69 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF USE OF A PRIVATE ROAD BEING THE WEST 60 FEET OF THE EAST 212.74 FEET OF THE NORTH 398 FEET OF THE NORTH ONE-HALF OF THE EAST 10.49 ACRES OF THE WEST 20.49 ACRES OF TRACT 5 FOR ACCESS TO PARCEL 5 CONVEYED HEREIN, AS RECORDED IN OFFICIAL RECORDS BOOK 553, PAGE 2605, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Property address: 1376 26th Avenue, Vero Beach, Florida 32960

Return to
ALBERTELLI LAW

100 N. Westshore Blvd. Ste. 400
Tampa, Florida 33609

INSTR # 2009000202089, Pages 1
Doc Type POA, Recorded 07/24/2009 at 02:39 PM,
Charlie Green, Lee County Clerk of Circuit Court
Rec. Fee \$10.00
Deputy Clerk LAMBROSIO
#1

Ex. A

SPECIAL POWER OF A

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Aurora Loan Services, LLC with its principal office 10350 Park Meadows Dr., Littleton, Co. 80124, does hereby make, approve and appoint LPS Asset Management Solutions, a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Aurora Loan Services, LLC has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Aurora Loan Services, LLC and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Aurora Loan Services, LLC might or could do itself, with respect to the sale and disposition of such REO. Aurora Loan Services, LLC hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Vice-President, this 28th day of April, 2009.

ATTEST:

By: [Signature]
Name: Brent R. Zipperer
Title: REO Vendor Manager

By: [Signature]
Name: Laura McCann
Title: V.P.

By: [Signature]
Name: Chris Trojel
Title: REO Vendor Manager

STATE OF Colorado

)SS:

COUNTY OF Douglas

On this 28th day of April, 2009, before me, a Notary Public of the State of Colorado, personally appeared Laura McCann, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Vice-President, of the said Aurora Loan Services, LLC, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

[Signature]
Notary Public

Heidi Long
NOTARY PUBLIC
State of Colorado

My Commission Expires Dec 15, 2012

Ex. B

Certificate of Senior Vice President

I, Randall Brown, am the duly elected Senior Vice President of LPS Asset Management Solutions, Inc. a corporation organized under the laws of the United States of America, (hereinafter referred to as the "Corporation"), and do hereby certify that the following individual has been duly elected by the unanimous consent of all the directors of the Corporation or otherwise authorized pursuant to the bylaws:


RESOLVED that the following officer is the officer duly appointed to serve until the next meeting and their successors are qualified and they hereby are, designated as Servicing Officers, and may act as such or as authorized signers or such other similar positions as may be agreements, or similar documents, and are further hereby authorized, empowered and directed to take all action, and to execute and deliver all documentation necessary in order to carry out the principle business activities of the Corporation:

Name:	Title:
Kirk Fogdall	Vice President
Pamela J. Crocker	Vice President
Scott Keeter	Vice President
Alexandra Medina	Vice President
Valerie Bauer	Vice President
Milton H. Shaw, Jr.	Sr. Vice President
Suzan Wright	Vice President
Norma J. Dudgeon	Assistant Vice President
Margaret M Fagan	Assistant Vice President
Dawn Avery	Assistant Vice President
Danielle Washburn	Assistant Vice President
Melinda Barnes	Assistant Vice President
William Andrea	Assistant Vice President

RESOLVED FURTHER, that the above named officer of the Corporation, is hereby authorized to act on behalf of the Corporation for the limited purpose of executing, as authorized signors, deeds, mortgages, assignments, affidavits, allonges, releases, request for collateral documents from custodians or trustees, powers of attorneys and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of Vice President. Further, the actions of the Officer(s) are hereby confirmed and ratified.

FURTHER RESOLVED, the officers of the Corporation are hereby authorized, empowered and instructed to take whatever other action is necessary and convenient in order to effectuate the foregoing resolutions and hereby confirm and ratify all actions done in furtherance of these purposes.

LPS Asset Management Solutions, Inc.


By: Randall Brown, Senior Vice President

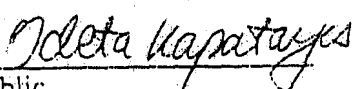
STATE OF Colorado

Jefferson County ss.

February 05, 2009

On this 5th day of February, 2009 before me Odeta Kapatayes, personally appeared, Randall Brown, Senior Vice President of LPS Asset Management Solutions, Inc a/k/a FIS Asset Management Solutions, Inc. personally known to me, and being the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, that by his/her signature on the instrument, the he/she acted, executed the instrument and that he/she made such appearance before the undersigned.

WITNESS MY HAND AND SEAL:


Notary Public
My Commission Expires: 1/23/2012

ODETA KAPATAYES
Notary Public
State of Colorado