

Prepared By and Return To:

Georgette Rasmussen
LandCastle Title, LLC
5110 Eisenhower Boulevard, Suite 102
Tampa, FL 33634

File No. TPR-120100014S

Property Appraiser's Parcel I.D. (folio) Number(s)

1020480

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this January 19, 2012 by AURORA LOAN SERVICES, LLC hereinafter called the grantor and BING OUYANG, a single man, and LI XU, a single man, whose post office address is 834 SW Middleston Drive, Vero Beach, FL 32962, 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 \$ 80,400.00 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: 834 SW Middleston Drive, Vero Beach, FL 32962

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY
STATEMENT

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

SEE EXHIBIT D ATTACHED HERETO AND MADE A PART HEREOF FOR HOMEOWNERS
ASSOCIATION CERTIFICATE OF APPROVAL

Subject to encumbrances, easements and restrictions of record, and taxes for the year 2011 and thereafter.

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, but against none other.

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:

Rebecca Galley
(Witness Signature)

Rebecca Galley
(Print Name of Witness)

Cathy Richardson
(Witness Signature)

CATHY RICHARDSON
(Print Name of Witness)

(Corporate Seal)

AURORA LOAN SERVICES, LLC by GREEN
RIVER CAPITAL, LC, their attorney in fact

By: Aviva J. Bush

Print Name: Aviva J. Bush, Vice President

Title: _____

Address:

10350 Park Meadow Court

Littleton, CO 80124

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 19 day of Jan, 2012, by Aviva J. Bush, Vice President of GREEN RIVER CAPITAL, LC., as attorney in fact for AURORA LOAN SERVICES, LLC, who is personally known to me or who has produced _____ as identification.

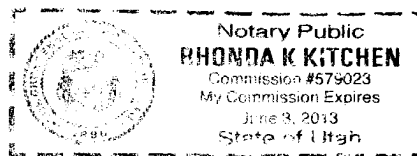
[Notary Seal]

Rhonda Kitchen
Notary Public

Printed Name: RHONDA KITCHEN

My Commission Expires: 6/3/2013

Special Warranty Deed (Corporation)
Rev. (3/99)



SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

Lot 8, BRADFORD PLACE, according to the map or plat thereof, as recorded in Plat Book 21, Page 28 through 33, Inclusive, of the Public Records of Indian River County, Florida.

Exhibit B



GREEN RIVER CAPITAL

January 11, 2011

Green River Capital LC, ("Principal") a Utah limited liability company, with its principal place of business at 2691 S. Decker Lake Lane, West Valley City, UT 84119. The undersigned CEO of said company hereby assigns the right to sign as officers of the company to the parties named below. The following powers and/or duties are hereby granted to the officer named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to grant, bargain, convey, sell or to contract for the sale on such terms and conditions, as attorney-in-fact may deem proper, and in Principal's name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance, or other instruments, necessary to effect such sale conveyance, or agreement.
- To execute all documents on Principal's behalf which are required or evidence or aid in the sale of any and/or all property.
- To perform all acts to be done in and about the described matter as Principal could do if personally present.
- To request, demand, sue for, collect, recover, and receive all moneys that may become due and owing to Principal by reason of such sale and conveyance, whether by deed, contract or other instrument.
- To appoint a substitute to perform any of the acts that Green River Capital LC representative by this instrument, is authorized to perform, with the right to revoke such appointment of substitute at pleasure.

Joseph D'Urso	President
Andrew Oliverson	Senior Vice President
Aviva Bush	Vice President

The following powers and/or duties are hereby granted to the officers named below:

- Upon receipt of instructions or approval by Principal or its designee regarding the price and terms of the sale or conveyance of a property, to contract for the sale and conveyance of any or all of the described properties being serviced or owned by the Principal.
- To execute on behalf of Principal, sale contracts to any person for such price or prices and on such terms and conditions as authorized signers.

SEE EXHIBIT "A"

All rights, powers and authority of the officers to exercise any and all of the rights and powers granted shall commence and be in full force and effect on January 11, 2011. Such rights, powers and authority shall remain in full force and effect thereafter until December 31, 2011 or before if revoked in writing.

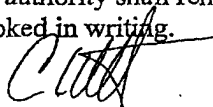

Christopher M. West
CEO

Exhibit "A"

Adam Groussman
Adelbert Etsitty
Anita Ashman
April Cook
Ashlie Blackham
Ben Barber
Brad Nash
Chet Bryant
Chris Wright
Cory Kapetanov
Dalin Larsen
Dan Shimmin
Dawn Wolfe
Dayton Hendrixson
Douglas Redding
Dustin Bradbury
Dustin Dean
Eric Fontana
Erin Russell
Greg Cummings
Gregg Hiller
Ivonne Roque
Jaclyn Jacques
Jacque Bruening
Jacqueline Felipe
Janae Scanlon
Jared VanStaveren
Jason Melton
Jason Sargent
Jeff Breinholt
Jeff Woodbury
Jennifer Loverchio
Jhanny Pena
Jim Houston
Joe Jaret
Joseph Quintana
Ken Montague
Kenn Turner

Keri Bare
Kevin Rumsey
Kelly Ferris
Kipp Geis
Lance Sneddon
Laura Ferris
Leilini Kinikini
Leslie Henrie
Lindsay Egan
Lisa McCook
Lucinda Webb
Mark Alder
Mark Emery
Mark Hammond
Matt Pasin
Matt Smith
Melanie Hall
Merritt Taylor
Michael VanStaveren
Michael Wright
Micah Roberts
Michelle Jentzsch
Michelle Kaufman
Miguel Vasquez
Nathan Nicholls
Rachel Lenetsky
Robert Tucker
Russell Douth
Russell Wilde
Sarah Goodwin
Scott Loftin
Shannan Hoffman
Shawn Delobel
Susan Pyle
Tina Carter
Troy Routh
Tyson Egbert
Valina Radtke

Exhibit C
Limited Power of Attorney

Property Address: 834SWMIDDLETON DR VERO BEACH, FL 32962

KNOWN ALL PEOPLE BY THESE PRESENTS: that, **Aurora Loan Services, LLC, a Delaware limited liability company** ("Grantor"), with its principal place of business at 10350 Park Meadows Drive, Littleton CO 80124, acting herein through its duly authorized officer, does hereby make and appoint **Green River Capital** ("Grantee"), with its principal place of business at **2691 S. Decker Lake Lane West Valley City, UT 84119**, to act as its true and lawful attorney in fact. The limited power of attorney granted herein shall be limited to the actions described below with respect to the Property described above and shall be effective until revoked in writing by Grantor:

To execute, deliver and act, in the name of Grantor, as its attorney in fact concerning any listing agreement(s), purchase and sale agreement(s), instrument(s) of sale, deed(s), transfer(s), conveyance(s), escrow instructions, and any other documents necessary to effect the transfer of property, home owner association settlement(s), to conduct post-foreclosure eviction proceedings in compliance with applicable state and/or federal law including execution of any and all documents in connection with such eviction proceedings.

IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney this **01/13/2012**.

ATTEST:

AURORA LOAN SERVICES, LLC

By: 
Print Name: Timothy H. Childs
Title: Reporting Analyst

By: 
Print Name: Corey R. Nove
Title: Vice President
Aurora Loan Services, LLC

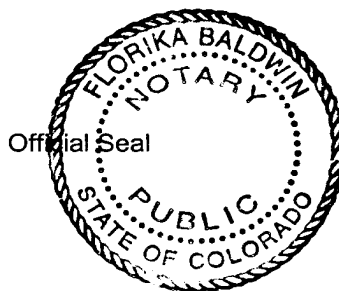
By: 
Print Name: Andrew D. Walden
Title: REO Supervisor

STATE OF COLORADO
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 01/13/2012 by **Corey R. Nove Of Aurora Loan Services, LLC, a Delaware limited liability company**.


(Notary's official signature)

8/21/12
(Commission expiration date)



My Commission Expires _____

Exhibit D

Bradford Place Association, Inc.

CERTIFICATE OF APPROVAL FOR PURCHASE

Seller/Grantor: OWNER OF RECORD
Buyer/Grantee: BING OUYANG & LI XU & YAN XU
Property Address: 834 MIDDLETON DRIVE
VERO BEACH, FL 32962

The Board of Directors of **Bradford Place Association, Inc.**, on behalf of the Association hereby consents to the conveyance of the property described herein and the Grantee named herein in accordance with the provisions of the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws of the **Bradford Place Association, Inc.**

Dated this 20th day of January, 2012.

BRADFORD PLACE ASSOCIATION, INC.

By: [Signature]

Title: President

Print Name: Vincent Ignico

State of Florida
County of Indian River

I Hereby Certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Vincent Ignico, and that they acknowledge executing the foregoing Certificate of Approval freely and voluntarily under the authority vested in them by the corporation and that the seal affixed hereto is the true seal of said corporation.

Witness my hand and official seal this 20 day of January, 2012.

Barbara J. Peltier
Notary Public



BARBARA J. PELTIER
MY COMMISSION # DD 866643
EXPIRES: May 23, 2013
Bonded Thru Budget Notary Services