

This Instrument Prepared by and Return to:

Tod Andrew Weston, Esq.
Coastal Title, Inc.
51 E. Commercial Boulevard
Fort Lauderdale, Florida 33334
File No. 1209001C

Property Appraisers Parcel
Identification (Folio) Numbers:
33392100014000000063.0

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this **15th** day of **January, 2013** between **Wells Fargo Bank, N.A.** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, grantor, and **Lindsay Adams, a single woman, and Eric Black, a single man, as joint tenants with rights of survivorship** whose address is **818 Alexandra Avenue SW, Vero Beach, FL 32968**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in INDIAN RIVER County, Florida, to-wit:

Lot 63, LEGEND LAKES, P.D. PHASE II, according to the plat thereof recorded at Plat Book 18, Page 3, in the Public Records of Indian River County, Florida.

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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.

WILL CALL TRI-COUNTY
Coastal Title, Inc.
51 E. Commercial Blvd.
Fort Lauderdale, FL 33334

Bill of Sale, Absolute, page 2


In Witness Whereof, the party of the first part has hereunto set its hand and seal this 15th day of January, 2013.

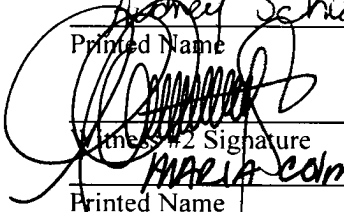
Signed, sealed and delivered in the presence of:

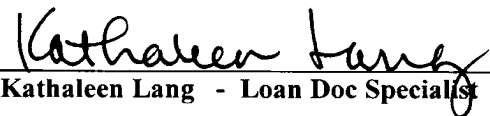
WELLS FARGO BANK,



Witness #1 Signature
Arlene Schicher
Printed Name

By: 
Kim Trapani - REO Sales Representative

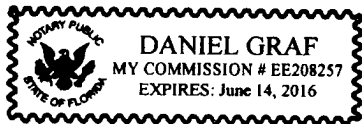

Witness #2 Signature
MARIA Colmenares
Printed Name

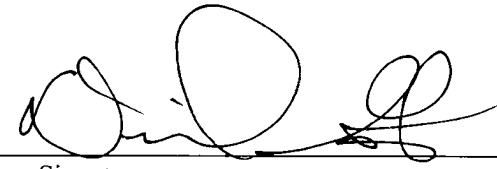
By: 
Kathaleen Lang - Loan Doc Specialist

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of January, 2013, by Kim Trapani, as REO Sales Representative and Kathaleen Lang, as Loan Doc Specialist, as authorized officers of Wells Fargo Bank, N.A., who are personally known to me or who have produced Florida Drivers Licenses as identification.

SEAL




Notary Signature
Daniel Graf
Printed Name

My Commission Expires: 6/14/16

WELLS FARGO BANK, NATIONAL ASSOCIATION
MORTGAGE BANKING COMMITTEE I OF THE BOARD OF DIRECTORS
ACTION BY WRITTEN CONSENT

The sole member of Mortgage Banking Committee I of the Board of Directors of Wells Fargo Bank, National Association (the "Bank"), a national banking association, hereby consents to the adoption of the following resolutions:

WHEREAS, in the normal course of business, employees of the Bank need to execute various documents in connection with closings for the sale of real property, contracts and addenda; and are required to present certification of their authorization authority;

WHEREAS, these actions will be best and most efficiently accomplished by a confirmation of existing corporate officer authority to execute individual documents on behalf of the Bank, and the appointment of Designated Signers with authority to execute individual documents on behalf of the Bank.

RESOLVED, that the Bank confirms the authority of the following officers to execute all instruments as authorized under their officer title pursuant to the General Signature Resolution of the Mortgage Banking Committee I on behalf of the Bank:

Harvey, Patrick Aloysius – Assistant Vice President
Hudson, Deanne Hansen – Vice President Loan Documentation
Hulka, Stephen T. – Vice President Loan Documentation
Hurst, Carrie Beth – Vice President Loan Documentation
Kreitzer, Brian Russell – Vice President Loan Documentation
Pizza, Erika – Vice President Loan Documentation
Sanders, Debora M. – Vice President Loan Documentation

RESOLVED, that the following employees of the Bank are elected as Designated Signers for the Bank and authorized to execute any instrument relating to the origination, closing and servicing of Conventional, FHA-insured, or VA-guaranteed mortgages, including deeds and conveyances of real property acquired through foreclosure on behalf of the Bank:

Andrews, Elizabeth Greer a/k/a Andrews, Elizabeth	Dominguez, Carmen
Angelcs, Rachelle Rafael a/k/a Angeles, Rachelle	Dotson, Terri Lynn
Anselmo, Paul	Dutt, Alvina
Arnett, Nick A.	Elosegui, Oscar
Badger, Erica Lynn	Fitzsimmons, David A.
Bayly, Diane E.	Fortney, Cassandra Lee
Bernstorff, Bruce E.	Garcia, Delilah Diana
Beutler, Dawn Renee	Graf, Daniel V.
Borowicz, James Raymond	Graham, Emily M.
Bradley, Wendy Ann	Grimes, William (Carl)
Brasil, Dina Maria	Grundman, John
Brown, Nancy L.	Guevara, Christine
Camello, Kelsey Rose	Guilliams, Todd Alfred
Carbonaro, Chris Michael	Gutierrez, Jessica Ann
Carrigg, Erin Christine	Halley, BriAnn Loretta
Cartagena Jr., Victor M. a/k/a Cartagena Jr., Victor	Hanson, Gena a/k/a Hanson, Gena A.
Carter, Shavon	Harmon, David Andrew, Jr.
Cobb, Nicole	Hayes, Brandy
Collins, Carol Y.	Herrera, Juan A.
Colmenares, Maria Noemi a/k/a Colmenares, Maria N.	Holck, Breanna
Contreras, Reina Elizabeth a/k/ Contreras Reina	Iglesias, Yesenia
Dalisay, Orlando Marron	Jennings, William Patrick
Davalos, Sara	Jester, Scott
DeJesus, Mellani Gutierrez	Jones, Amy Lynne
Dela Concepcion, Janette K.	Koehn, Tracey
Diep, Bien Thuy a/k/a Diep, Sharlena	Lang, Kathleen A.

Latham, Gretchen Ramona
 Leon, Jennifer
 Limjoco, Hazel Ann
 Lopez, Veronia L.
 Luke, Nancy
 Ma Zheng, Rachel
 Madgett, Christopher Micale
 Maidhoff, Suzanne
 Martin, GERALYN Carissa
 Martin, Tracy
 Mayclin, Monica Ellen a/k/a Mayclin, Monica
 McCormack, Rose
 McFarland, Ashleigh Marie
 Mendoza, Juan Ramon
 Moffett, Sylvia N. a/k/ Moffett, Sylvia
 Moore, James Patrick
 Morf, Richard Edward
 Myers, Kelly
 Nicholson, Susan B.
 Niswonger, Stephen (Drew)
 Orlik, Regina W.
 Parker, Michael Paul
 Perez-Mercado, Sonia
 Pettit, Rhonda Gay

Pickens, Ahnalee
 Pretzer, Danielle Marie
 Reams, Derrick
 Reyes, Divine Grace
 Riggio, David Samuel
 Roberts, Laurie E.
 Schafer, Michelle
 Schucher, Audrey
 Shelton, Benjamin
 Shull, Leslie C.
 Sismilich, Terri L.
 Soto, Maria G. a/k/a Soto Maria Guadalupe
 Stratigos, James
 Strausbaugh, Cara Denise
 Suzuki, Shigeaki (CJ)
 Torrente, Elisa Michelle
 Trapani, Kim Ann a/k/a Trapani, Kim
 Trejos, Natalia Perez
 Trias, Derrick G.
 Trujillo, Rae Ann
 Tyler, James Calvin
 Versh, Lisa Joyce
 Villalpando, Sandra
 Welch, James

RESOLVED, that each individual's authority as an Officer or Designated Signer of the Bank as aforesaid shall terminate automatically upon the termination of such individual from employment with the Bank.

RESOLVED, that any and all actions heretofore or hereafter taken or caused to be taken by the individual listed above consistent with the terms of the foregoing resolutions be, and the same hereby are, approved, ratified, and confirmed.


SECRETARY'S CERTIFICATION

I, Deidre A. Messenger, Assistant Secretary of Wells Fargo Bank, N.A., a national banking association, do hereby certify that the foregoing is a full, true and correct copy of the resolutions adopted by Mortgage Banking Committee I of the Board of Directors of Wells Fargo Bank, N.A., effective as of November 2, 2012; that said resolutions have not been amended or revoked and that the same are, on the date of this certification, in full force and effect.

WITNESS MY HAND AND THE SEAL OF THE BANK, this 7th day of November, 2012.

(SEAL)





 Deidre A. Messenger, Assistant Secretary