

Record and Return To:
Elite Title of the Treasure Coast, Inc.
Court House Box 62

PREPARED BY & RETURN TO:
American Homeowner Preservation Fund, LP
53 W. Jackson Blvd.
Ste. 1357
Chicago, IL 60604

AMERICAN HOMEOWNER PRESERVATION LLC (GRANTEE)

PATRICIA HUNTER, JOINED IN SIGNATURE BY HUSBAND, WILLIAM DANIEL HUNTER
(GRANTOR)

DEED-IN-LIEU OF FORECLOSURE

The above mentioned GRANTOR(s) declares for valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS to the above mentioned GRANTEE, the following described real property as described below:

Legal Description:
SEE ATTACHED EXHIBIT A
Parcel ID No.: 33391300007001600013.0 Property Address: 176 9TH AVENUE, VERO BEACH, FL 32962

This deed is an absolute conveyance, the GRANTOR(s) having sold the above-described real property to the GRANTEE for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by GRANTOR(s). GRANTOR(s) declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR(s) and GRANTEE with respect to the above-described real property.

Dated: 5-24-2013

Patricia Hunter



PATRICIA HUNTER

Carole D. Christensen

Witness: Carole D. Christensen

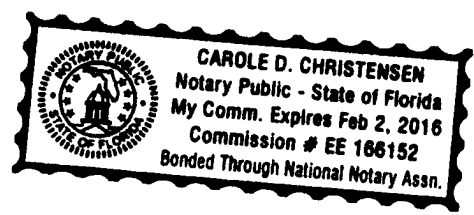
Jack Lolley

Witness: Jack Lolley

STATE OF Florida, COUNTY OF Indian River

This instrument was acknowledged before me on this the 24 day of MAY,
2013 by Patricia Hunter

Carole D. Christensen
Notary Public, Carole D. Christensen
Commission Expires: Feb 2, 2016



FL Indian River

176 9TH AVENUE
AHPF/DEED/DIL

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1. **Right of Redemption**

A. Grantor acknowledges that he enters into this agreement of his own free will. Grantor also acknowledges that the release from his obligation under the promissory note and mortgage constitutes valid consideration for conveyance of the deed.

B. Grantor further acknowledges that on conveyance of the Deed to the property he will have no right of redemption of the property, and will be estopped from asserting any claim to redemption against the property.

2. **Impact of Bankruptcy**

A. Grantor represents that he is not subject to any bankruptcy proceeding, assignment for benefit of creditors, or similar proceedings, and has not committed any act of bankruptcy. On conveyance of the property, Grantor further represents that he will not become bankrupt or insolvent, and that conveyance of the property will not constitute a preferential transfer under bankruptcy law.

B. The parties agree that if a bankruptcy proceeding is brought by or against Grantor, or Grantor is adjudged bankrupt within 2 months of the date on which the Quit Claim Deed is delivered, Lender may at its sole option reconvey the property to Grantor or the bankruptcy trustee, and may proceed with foreclosure or any other remedy available to it under the promissory note and mortgage. Lender shall cancel and deliver the promissory note and mortgage only if no such bankruptcy proceedings are brought by or against Grantor, and no other proceedings affecting title are brought or threatened within the 2 month period.

3. **Agreed Property Value**

The property to be conveyed to Lender by Grantor has an agreed value of \$ 76,500.00.

WITNESS our signatures as of the day and date first above stated.

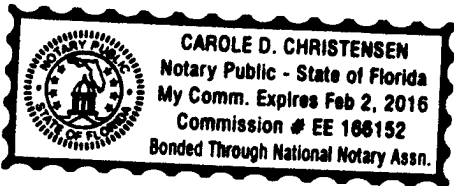
Patricia Hunter

PATRICIA HUNTER

STATE OF Florida, COUNTY OF Indian River

Personally appeared before me, the undersigned authority in and for the said County and State, on this 24th MAY, within my jurisdiction, the within-named PATRICIA HUNTER, who acknowledged that he executed the above and foregoing instrument.
2013

Carole D. Christensen
Notary Public, Carole D. Christensen
Commission Expires: Feb. 2, 2016



12091720

FL Indian River

176 9TH AVENUE
AHPF/DILESTOPPELL

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Wills Daniel Hunter
WILLIAM DANIEL HUNTER

Carole D Christensen
Witness: CAROLE D. CHRISTENSEN

Jake Laffey
Witness: Jake Laffey

STATE OF Florida COUNTY OF Indian River

This instrument was acknowledged before me on this the 24th day of May, 2013

Will: AM by.
Daniel
Hunter

Carole D Christensen
Notary Public, Carole D. Christensen
Commission Expires: Feb 2, 2016



Exhibit A

LOT 13, BLOCK P OF INDIAN RIVER HEIGHTS UNIT 8, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 31, OF
THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ID# 33391300007001600013.0

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Indian River County, FL

AHPF/DEED/DIL

WJA
QTB

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CONVEYANCE OF DEED TO LENDER IN LIEU OF FORECLOSURE AGREEMENT

Agreement made on the 5/24/13, between PATRICIA HUNTER and WILLIAM DANIEL HUNTER (GRANTOR) of Property Address: 176 9TH AVENUE, VERO BEACH, FL 32962, referred to herein as Grantor, and AMERICAN HOMEOWNER PRESERVATION LLC (LENDER), whose address is 53 W JACKSON BLVD, STE# 1357, CHICAGO, IL 60604, referred to herein as Lender.

Whereas, Grantor is the owner of real property located at Property Address: 176 9TH AVENUE, VERO BEACH, FL 32962, which is more fully described in Exhibit A attached hereto and made a part hereof; and

Whereas, on Dated: 5/10/2007, Grantor executed and delivered to Lender a promissory note for AMOUNT: \$ 144,000.00 as security for the real estate described above. A mortgage was executed on Dated: 5/10/2007 for the benefit of the Lender. The mortgage was recorded on 6/4/2007, in the Land Records of the State of FL, County of Indian River in Book 2171 Page 467; and

Whereas, Grantor defaulted on his mortgage payments required by the promissory note and mortgage on May 24 2013, and Grantor desires to convey to Lender the property described above as consideration for Lender's release of Grantor from the covenants to pay principal and interest under the promissory note and mortgage, and from all security agreements, financing statements, and claims and demands with respect to the property; and

Whereas, Lender desires to accept the conveyance of the property, and will release Grantor from the covenants for payment of principal and interest under the promissory notes, mortgage, and from all claims and demands respecting the property.

Now, therefore, for and in consideration of the mutual covenants contained in this agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:



FL Indian River

176 9TH AVENUE
AHPF/DILESTOPPELL

WH

PH

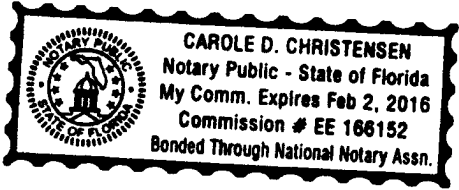
PREPARED BY & RETURN TO:
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Ste. 1357
Chicago, IL 60604

William Daniel Hunter

WILLIAM DANIEL HUNTER

STATE OF Florida COUNTY OF Indian River

Personally appeared before me, the undersigned authority in and for the said County and State, on this 5-24-13, within my jurisdiction, the within-named WILLIAM DANIEL HUNTER, who acknowledged that he executed the above and foregoing instrument.



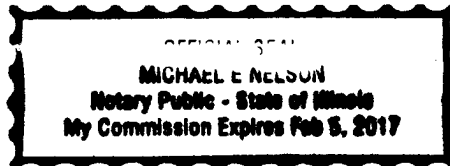
Carole D. Christensen
Notary Public, Carole D. Christensen
Commission Expires: Feb. 2, 2016

AMERICAN HOMEOWNER PRESERVATION LLC

STATE OF Illinois, COUNTY OF Cook

Personally appeared before me, the undersigned authority in and for the said County and State, on this 6/17/2013, within my jurisdiction, the within-named Serge Newbery, who acknowledged that he is Managing Director of AMERICAN HOMEOWNER PRESERVATION LLC, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
Notary Public, State of Illinois
Commission Expires: 02/05/2017



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WA
PH