

After Recording Return to:  
NATIONALLINK - REO  
300 CORPORATE CENTER DR SUITE 300  
CORAOPOLIS, PA 15108  
File No. 372816/784773

Mail Tax Bills To:

316 King St  
Sebastian FL 32958

This document prepared by:  
JUDITH SILVER, ESQ.  
1007 N. FEDERAL HIGHWAY, #182  
FORT LAUDERDALE, FL 33304  
866-333-3081

Tax ID No.: 31390600019003000017.0

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 11th day of December, 2013, by and between  
**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY  
BANK SUCCESSOR BY MERGER TO HARBOR FEDERAL SAVINGS BANK**, organized and  
existing under the laws of The United States of America, of 620 LIBERTY AVENUE, PITTSBURGH, PA  
15222 hereinafter referred to as Grantor(s) and **ASHLEY E. TRABAND, SINGLE**, of

316 King St  
Sebastian FL 32958, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FORTY THOUSAND FIVE  
HUNDRED AND 00/100 (\$40,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby  
acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these  
presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate  
located in INDIAN RIVER County, FLORIDA:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 2656, PAGE 2283, Recorded: 04/05/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,  
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto  
the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the grantee(s) hereunder are limited solely to those matters arising from acts of the  
Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's  
ownership of the subject real estate.

Assessor's parcel No. 31390600019003000017.0

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 11th day of December, 20 13.

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK  
SUCCESSOR BY MERGER TO HARBOR FEDERAL SAVINGS BANK

BY  
NAME:  
TITLE:

L. Lea Stover, Officer

WITNESSES:

Rose M. Donovan  
NAME: Rose M. Donovan

Desiree Green  
NAME: Desiree Green

STATE OF Ohio  
COUNTY OF Butler

The foregoing instrument was acknowledged before this 11th day of December, 20 13 by L. Lea Stover as Officer on behalf of the corporation/company. He/she is personally known to me or has produced: FL Drivers License as identification.

Jill A Fortney (SEAL)  
Notary Public  
State of Ohio  
My Commission Expires: 3/30/16



**JILL A FORTNEY**  
Notary Public, State of Ohio  
My Commission Expires  
March 30, 2016

EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF INDIAN RIVER, IN THE STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 17, BLOCK 3, ORANGE HEIGHTS, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 88, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH A 2007 JACOBSEN, VIN# JACFL28521A AND JACFL28521B.

PARCEL ID NO: 31390600019003000017.0

PROPERTY COMMONLY KNOWN AS: 316 KING STREET, SEBASTIAN, FL 32958



# CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

(1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on November 18, 2010;

(2) that the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and

(3) the following were duly appointed to, and are validly acting in, the offices listed opposite each of their names, and each are authorized to act either individually or jointly on behalf of, and in the name of the Bank.

Berger, Nancy P.	Senior Vice President
Ferguson, Michael D.	Vice President
Pechiney, James E.	Vice President
Stoutenborough, Douglas D.	Vice President
Bell, Robert L.	Officer
Bowman, Shari L.	Officer
Brennan, Joseph M.	Officer
Bruns, Jerriann	Officer
Bullio, Leslie M.	Officer
Cross, Maria L.	Officer
Curry, Gretchen J.	Officer
Fortney, Jill A.	Officer
Garcia, Mauricio J.	Officer
Gibson, Michael A.	Officer
Goheen, Jr., Thomas A.	Officer
Gray, Beverly A.	Officer
Karas, Dawn M.	Officer
Parks, Peggy S.	Officer
Pinkard, Stephanie R.	Officer
Stover, L. Lea	Officer
Waddell, Melissa J.	Officer
Wilson, Jake	Officer

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222-2707

M:\Pittsburgh\CF\CD\BERGER, FERGUSON, PECHINEY, STOUTENBOROUGH, BELL, BOWMAN, BRENNAN, BRUNS, BULLIO, CROSS, CURRY, FORTNEY, GARCIA, GIBSON, GOHEEN, GRAY, KARAS, PARKS, PINKARD, STOVER, WADDELL, WILSON.doc

*Excerpt from By-Laws of PNC Bank, National Association*

"Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

*Board Resolutions Adopted November 18, 2010*

RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

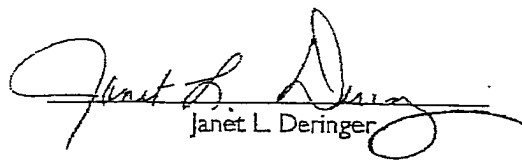
RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 27<sup>th</sup> day of April, 2012.



  
Janet L. Deringer