

Prepared by
Shore to Shore Title, LLC
Samantha Jacobs
On behalf of:
Title365, Pursuant to issuance of
Title Insurance
2200 Lucien Way, Suite 340
Maitland, FL 32751
Property Appraisers Parcel ID #: 32-39-28-00005-0060-000050

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 13 day of May, 2016, by Nationstar Mortgage, LLC, whose post office address is 8950 Cypress Waters Blvd Coppel, TX 75019 herein called the Grantor(s), to Thomas G. Courtney, a married man, and Jeremiah Peloquin, a single man, tenants in common, whose address is 1225 SW Idol Avenue, Port St. Lucie, FL 34953, hereinafter called the Grantee(s):

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in INDIAN RIVER County, State of Florida, viz:

The South 1/2(South 100 feet)of Lot 5, Block 6, PALM GARDENS, according to the Plat thereof, as recorded in Plat Book 4, Page 6, Public Records of Indian River County, Florida; together with a 1998 Pioneer Mobile Home, Vin Nos. PH2619GA3637A&B.

Certificate of Approval of Sale attached, if applicable.

Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.

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.

AND, the grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Ryan Kreger

Witness #1 Printed Name

Witness #2 Signature

Gabriel Montoya

Witness #2 Printed Name

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of May, 2016, by Mia Smith as Assistant Secretary NATIONSTAR MORTGAGE LLC, on behalf of the

corporation. He/she (✓) is personally known to me or () has produced _____ as identification.

SEAL

My Commission Expires:

11.06.16

Notary Signature

Patricia McCutchen

Printed Notary Signature



Assistant Secretary's Certificate

I, Karen L. Robb, the duly elected, qualified and acting Assistant Secretary of Nationstar Mortgage LLC, a limited liability company duly organized and existing under the laws of the State of Delaware (the "Company"), hereby certify that I have access to the records and minutes of the proceedings of the Board of Managers of the Company, that pursuant to resolutions of the Board of Managers of the Company, each of the individuals on the attached Exhibit A has been duly delegated to the position set opposite his or her name with authority to execute the types of documents set forth beside his or her name, effective as of the dates set forth, and that such appointments have not in any way been rescinded, modified or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company on December 3, 2015.





Karen L. Robb, Assistant Secretary

Exhibit A

Below is a list of Authorized Document Signers of Nationstar Mortgage LLC (the "Company") pursuant to the Delegation of Document Signing Authority, who are in addition to the elected officers as specified in the corporate records of the Company.

As of December 3, 2015

Name	Title	Additional Title Held	Authorized to Sign	Date Appointed
A. J. Loil	Assistant Secretary	Vice President	Affidavits, Settlement Agreements for negotiations of short sales or sale of REO properties, Release Documents, Assignment of Mortgage, Modifications, Certifications	03/13/13
Aaron Aila	Assistant Secretary	n/a	Affidavits, endorsements, allonges, assignments, and any other similar (Documents)	06/28/13
Aaron Jones	Assistant Secretary	Closing Coordinator	REO Property Sales Contract (Document) HUD or Similar Form (Document)	08/03/11
Aaron Meaux	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	05/08/15
Aaron Moody	Assistant Secretary		REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents, Assignments, Affidavits, Releases, Indemnity Letters, Settlement Agreements, Officer Certification	08/26/15
Adam Allgood	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Adam Wood	Assistant Secretary	Vice President	Modifications, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	08/03/11
Adrian Dominquez	Assistant Secretary	n/a	Assignments, Substitution of Trustees	02/04/14
Adrienne (Meyer) Trammell	Assistant Secretary	Limited Vice President	Modifications, MERS Documents, Assignments, Lien Releases, GNMA Documents, Instruments of Conveyance, any other similar (Document)	11/03/14
Al Broadway	Assistant Secretary	n/a	Loss Mitigation Affidavits	01/01/08
Al Flowers	Hazard Insurance Claims Specialist	n/a	Insurance Proof of Loss	04/24/14
Alan Blunt	Assistant Secretary	n/a	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	01/01/12
Albany Scott	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Albert Nguende	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Albert Pena	Assistant Secretary	Limited Vice President	Foreclosure Documents, Deeds, Bankruptcy Documents (Affidavits, Proofs of Claim, Reaffirmation Agreements)	09/19/13
Alex Carey	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance and any similar (Document)	01/15/14
Alex Roman	Assistant Secretary	n/a	Assignment of Mortgage, MERS Documents	10/06/14

Melinda Loesch	Assistant Secretary	Asset Manager	REO Property Sales Contract,(Document) HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)	11/13/15
Melissa Gauger	Assistant Secretary	n/a	Endorsements, Allonges, Assignments, Bailee Letters, Affidavits, any other similar (Documents)	09/19/13
Melissa Mustari	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Meredith Hayward	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Meredith Ramirez	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Insgtruments of Conveyance, any other similar (Documents), MERS Documents	01/15/15
Mia Smith	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)	08/14/15
Michael Bugbee	Portfolio Manager	n/a	Loan Modification Agreements, Loan Modification Affidavits	09/28/15
Michael Cooper	Assistant Secretary	Asset Manager	REO Property Sales Contract,(Document) HUD or Similar Form (Document)	04/15/09
Michael Daniels	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar Document	02/03/14
Michael Ferrera	Assistant Secretary	n/a	Affidavits	11/18/10
Michael Galdiano	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents	09/29/14
Michael Kressin	Assistant Secretary	Vice President	Loss mitigation docs, DIL Docs, Short Sale Docs, Deeds	03/13/13
Michael R. Rawls	Assistant Secretary	Executive Vice President	Foreclosure Documents, Affidavits, all manner of Certificates, Assignments, Deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents, REO Property Sales Contracts, HUD-1 or Similar Forms (Document), Modifications, Annual Compliance Certifications	05/15/13
Michael Robert Holmes	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or Similar Form (Document), deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents	03/13/13
Michael Sanford	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Michael Stubbe	Assistant Secretary	Assistant Vice President	Endorsements, Allonges, Assignments, Affidavits, any other similar (Document), MERS Documents	01/15/14
Michael Woods	Document Execution Specialist	Vice President	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, any other similar (Document), Bankruptcy documents, Proofs of Claim, Reaffirmation Agreements	10/29/15
Micheal Hubchik	Assistant Secretary	Asset Manager	REO Property Sales Contract,(Document) HUD or Similar Form (Document)	09/19/13
Michele Livingston	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD or Similar Form (Document)	09/21/15