

PREPARED BY:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 Commitment Number: 160260064.

RETURN TO:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

File Number: 160260064

APN/PIN: 32-28-00005-0040-00003/0 32-39-28-00005-0040-00002/0

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **Wells Fargo Bank, NA** whose address is **8480 Stagecoach Circle, Frederick, MD 21701**, Grantor, and **James P. Gazlay Single** whose address is **4796 42ND St, Vero Beach, FL 32967**, 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 **\$95,123.00 (Ninety five Thousand One Hundred Twenty Three Dollars and Zero Cents)** 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:

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

**LOTS 2 AND 3, BLOCK 4, PALM GARDENS, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN
RIVER COUNTY, FLORIDA.**

ID: 32-39-28-00005-0040-00003/0 ID: 32-39-28-00005-0040-00002/0

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.

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; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on **26 day of April, 2017**.

Wells Fargo Bank, NA

By: Susana Brown

4/26/2017

Name:

Its: **SUSAN I. BROWN**
Vice President, Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: Delton Boerner

Name: Delton Boerner

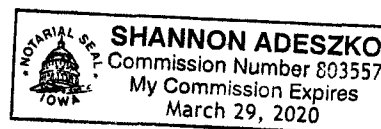
Witness: Chris Artman

Name: Chris Artman

State of Iowa)
) ss.
County Dallas)

On this 26 day of April, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Susana I Brown, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Susana I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Shannon Adeszko (Signature) (Stamp or Seal)
Notary Public



SECRETARY'S CERTIFICATE

WELLS FARGO BANK, NATIONAL ASSOCIATION

I, Teresa K. Rozek, Assistant Secretary of Wells Fargo Bank, National Association, a national banking association, do hereby certify that the following is a full, true and correct copy of the resolutions duly adopted by Franklin R. Codel on February 29, 2016, a written action pursuant to authority delegated by the Mortgage Banking Committee of the Board of Directors of Wells Fargo Bank, N.A., effective as of October 1, 2015; that said resolutions have not been amended or revoked and that the same are, on the date hereof:

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 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 officers listed on Exhibit A (Premiere Asset Services), attached hereto and incorporated herein, to execute all instruments as authorized under their officer title pursuant to the General Signature Resolution previously adopted by the Mortgage Banking Committee I, on behalf of the Bank.

RESOLVED FURTHER, that the employees of the Bank listed on Exhibit A (Premiere Asset Services), attached hereto and incorporated herein, are elected as Designated Signers on behalf of 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.

RESOLVED FURTHER, 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.

WITNESS MY HAND AND THE SEAL OF THE BANK, this 26th day of September, 2016.

(Seal)





Teresa K. Rozek, Assistant Secretary

Exhibit APremiere Asset Services – Des Moines, Iowa/Ft. Lauderdale, FloridaOfficers

Adams, Michelle - Vice President Loan Documentation
 Amerine, Tonya - Vice President Loan Documentation
 Artman, Chris a/k/a Artman, Christopher – Vice President Loan Documentation
 Baade, Josh a/k/a Baade, Joshua L. – Vice President
 Billings, Blake – Vice President Loan Documentation
 Blake, Courtney – Vice President Loan Documentation
 Brennan, Nathan L. - Assistant Vice President
 Brown, Suzie a/k/a Brown, Susan L. – Vice President Loan Documentation
 Carder, Lynn A. - Vice President
 Carver, Allison Anne a/k/a Carver, Allison – Vice President Loan Documentation
 Corder, John – Vice President Loan Documentation
 Cross, Kathryn Mary a/k/a Cross, Kathryn - Vice President Loan Documentation
 DiMarco, Nick – Vice President Loan Documentation
 Doran, Lindsay – Vice President Loan Documentation
 Dotson, Terrilynn a/k/a Dotson, Terri- Vice President Loan Documentation
 Duffy, Amy Leigh a/k/a Duffy Amy L. a/k/a Duffy, Amy- Vice President
 Frost, David – Assistant Vice President
 Geist, Scott E. a/k/a Geist, Scott - Assistant Vice President
 Goddard, Justin William a/k/a Goddard, Justin – Vice President Loan Documentation
 Harris Danielyan, Sabrina – Vice President Loan Documentation
 Hopke, Melanie J.- Assistant Vice President
 Jaastad-Stone, Tamara Ann a/k/a Jaastad-Stone, Tamara A. a/k/a Jaastad-Stone, Tamara – Vice President
 Loan Documentation
 Kness, Jodi L. a/k/a Kness, Jodi - Senior Vice President
 Kuhl, Chad Michael a/k/a Kuhl, Chad M. –Vice President Loan Documentation
 Lancaster, Michelle – Vice President Loan Documentation
 Leichty, Faith Marie a/k/a Leichty, Faith – Vice President Loan Documentation
 Lem, China – Vice President Loan Documentation
 Miller, Nathan – Vice President Loan Documentation
 Pannkuk, Patrick Joseph , a/k/a Pannkuk, Patrick J.– Assistant Vice President
 Rowe, Heather Renee a/k/a Rowe, Heather – Vice President Loan Documentation
 Scheffert, Michael C. – Assistant Vice President
 Shockey, Heather – Vice President Loan Documentation
 Smith, Tyler N.- Vice President
 Spann, Abigail R.- Assistant Vice President
 Stevens, Jaci – Vice President Loan Documentation
 Vander Werf, Angela Kay a/k/a Vander Werf, Angela- Assistant Vice President
 Wambold, Abigail S. a/k/a Wambold, Abigail Suzanne - Vice President Loan Documentation
 Weers, Catherine – Vice President Loan Documentation

Designated Signers

Aguiniga Jr., Ray R. a/k/a Aguiniga, Ray	Makela, Samantha
Aman, Angelika Carola a/k/a Aman, Angelika C. a/k/a	Martin, Tracy
Aman, Angie	McNeal, Ryan
Armel, Brent	Mcferd, Ashley M.
Atha, Justin	Mendoza, Teri
Banks, Aaron a/k/a Banks, Aaron R.	Metcalf, Jared
Banks, Alan	Mills, Heidi Denise
Battani, Jon Michael a/k/a Battani, Jon	Morrow, Tracey
Bi, Yuge	Niswonger, Stephen a/k/a/ Niswonger, Drew
Bingaman, Philip R.	Ohnemus, Joshua
Blue, Nolan	Overturf, Tyler Scott a/k/a Overturf, Tyler
Boyd, Jennifer E. a/k/a Boyd, Jennifer	Pannkuk, Ashley
Buntenbach, Edward A. a/k/a Buntenbach, Eddie	Parlett, Benjamin Alan a/k/a Parlett, Ben
Carroll, Elizabeth a/k/a Carroll, Elizabeth A.	Patrick, Danielle
Carruthers, Cathleen Christine a/k/a Carruthers,	Pickering, Jr., Larry L. a/k/a Pickering, Larry
Cathleen	Puckett, Julia S. a/k/a Puckett, Julia
Charles, Bailey	Pulscher, Nick W. a/k/a Pulscher, Nick
Cobb, Nicole	Quass, Anne Marie a/k/a Quass, Anne M.
Colbert, Christopher D. a/k/a Colbert, Chris	Quayle, Nichole a/k/a Pritchett-Quayle, Nichole
Cooper, Megan L. a/k/a Cooper, Megan	Quick, Danae
Cummings, Christina	Quist, Sadie Jo
Dalrymple, Curt Grant a/k/a Dalrymple, Curt G. a/k/a	Rector, Timothy
Dalrymple, Curt	Retzlaff, Eric
Den Hartog, Jordan a/k/a Den Hartog, Jordan D.	Roberts, Laurie E
Dickman, Catelyn C. a/k/a Dickman, Catelyn	Robinson, Mark
Dreesman, Brian L.	Rodriguez, Alicia
Ellis, Taylor	Rooney, Tessa
Farley, Anabelle D. a/k/a Farley, Anabelle	Sandy, Matt
Fields, Hubbel Lyn a/k/a Fields, Hubbel	Scharnberg, Kristine Lee
Floden, Branwen Elizabeth a/k/a Floden, Branwen E.	Schockemoehl, Ryan Louis a/k/a Schockemoehl, Ryan
Frydendall, Eric M.	Schultz, Aeja M. a/k/a Schultz, Aeja
Fuller, Spenser	Sheldon, Michael A.
Gallaher, Kristen a/k/a Gallaher, Kristen L.	Shipman, Consuelo a/k/a Shipman, Connie
Gaspar, DeeAnn Marie a/k/a Gaspar, DeeAnn	Siebrecht, Kyle
Gates, Scott	Sismilich, Terri L.
Geiger, Robert	Slagter, Jaye
Gentzler, Dusty Le a/k/a Gentzler, Dusty	Snook, Brianna Nichole a/k/a Snook, Brianna
Giannini, Jamie Lynn a/k/a Giannini, Jamie	Spratt, Lisa L.
Gibbs, Cheryl	Stogdill, Jared
Goodman, Sara M.	Strable, Susan Patton a/k/a Strable, Susan
Gray, Kimberly D.	Switzer, Brittney
Gudenkauf, Kylie	Thompson, Joy N. a/k/a Thompson, Joy Noel a/k/a
Hagen, Matthew Mark a/k/a Hagen, Matthew	Thompson, Noel
Hager, Rodney Wayne	Threlkeld, Rebecca Michelle a/k/a Threlkeld, Rebecca
Hall, Angela	Tomlinson, Dustin
Hansen, Mark Jolm a/k/a Hansen, Mark	Trapani, Kim Ann a/k/a Trapani, Kim
Harrison, Gail A. a/k/a Harrison, Gail	Tyler, Beth J. a/k/a Tyler, Beth
Hatcher, Jayme Elizabeth a/k/a Hatcher, Jayme	Ung, Sang Sui a/k/a Ung, Sang S.
Heath, Laura	Upah, Heather
Higgs, Mary	Urick, Melinda
Hinz, Tyler James a/k/a Hinz, Tyler	VanEchaute, Tawnya
Holmberg, Joey Dean a/k/a Holmberg, Joey	Wassink, Greta H.
Huber, Benjamin	Webster, Cassandra E. a/k/a Webster, Cassandra
Hudson, Mike F. a/k/a Hudson, Mike	Welp, Aubrey

Johnson, Heather R. Whyte a/k/a Johnson, Heather R.W. Williams, Darian
Johnson, Jacob Edward a/k/a Johnson, Jacob Wright, Kelly
Jones, Michael Christopher a/k/a Jones, Michael C. Young, Mary
Keller, Shirley A. a/k/a Keller, Shirley Zander, Nicholas E. a/k/a Zander, Nick
Kiger, Kenneth L. a/k/a Kiger, Kenneth
Koll, Melinda J. a/k/a Koll, Mindy
Kooistra-Sullivan, Elise M.
Krogh, Laura
Larsen, Eric F.
Larson, Jennifer Glenn
Lehmer, Tala
Leuthauser, Alexandra
Leon, Jennifer
Lilly, Tabaras Kenny a/k/a Lilly, Kenny
Lind, Amanda Marisa a/k/a Lind, Amanda
Livingston, Donald Brian a/k/a Livingston, Donald B.
Longley, Rachelle Ann a/k/a Longley, Rachelle A.