

Prepared By and Return To:
SelecTitle, LLC
Attn: Charles R. Wood, Esq.
12428 San Jose Blvd, Suite 5
Jacksonville, FL 32223

File No.: FL-ST1700651

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 24 day of May, 2017, by **U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT**, whose post office address is: c/o Selene Finance LP, a Delaware limited liability company, 9990 Richmond Ave. #400S, Houston, TX 77042 (Grantor), to **Thomas Catalano and Stephen Ramich** whose post office address is: 270 Champagne Ct SW, Vero Beach, FL 32968 (Grantee).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land lying and being in **Indian River** County, Florida, and more particularly described herein below (the "Property"):

Lots 17 and 18, Block B, Unit No. 1 Pine Tree Park, according to the plat thereof, recorded in Plat Book 3, Page 38, of the Public Records of Indian River County, Florida.

Parcel Identification No.: 33391700002000200017.0

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO those matters set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference; provided, however, reference thereto shall not serve to re impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that, except as noted above, at the time of delivery of this Special Warranty Deed said Property was free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed sealed, and delivered in the presence of:

Claire Caldwell

Print Name: Claire Caldwell

Kelly Bloom

Print Name: Kelly Bloom

U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT

By Its Loan Servicer and Attorney in Fact:

Selene Finance LP, a Delaware limited partnership

By: [Signature]
Signature Joe Jaret

Printed Name Assistant Vice President
Its: _____

STATE OF Texas

COUNTY OF Harris

The foregoing instrument was acknowledged before me, by Joe Jaret, as Assistant Vice President of Selene Finance LP, a Delaware limited partnership as Attorney in Fact for U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT, on behalf of said company and who is personally known by me or has presented a _____ as identification, and who executed the foregoing instrument under the authority duly vested in him by said company and as the act and deed of said company.

WITNESS my hand and official seal in the County and State aforesaid this 24 day of May, 2017.

[Signature]

Notary Public, State of: Texas
My Commission Expires: 3-10-2018

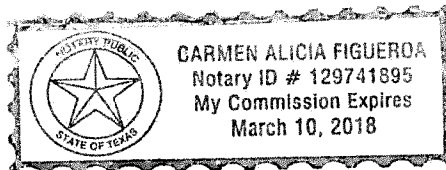


EXHIBIT "A"

Permitted Exceptions

1. Zoning and other ordinances.
2. Real estate taxes for the year of closing and thereafter.
3. Installments of special taxes and assessments not required to be paid prior to the effective date of this Special Warranty Deed.
4. Special taxes and assessments becoming a lien on or after the effective date of this Special Warranty Deed.
5. Visible easements and all other matters that would be disclosed by a current survey of the Property.
6. All valid and enforceable covenants, restrictions, reservations, easements, agreements and other matters as shown on the public record.