

Tax Parcel I.D. No.: 33-39-36-00002-0290-00014/0

Prepared by and Return to:
Febe Frometa
Albertelli Law
PO Box 23028
Tampa, FL 33623

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

WARRANTY DEED

(Deed in Lieu of Foreclosure)

Grantor(s), **Joyce LaFountain**, a single person, whose post office address is 4820 Bucks Bluff Dr., North Myrtle Beach, SC 29582, for and in consideration of the sum of \$10.00 (Ten and 00/100), and other good and valuable consideration received from Grantee, **CIT Bank, N.A.**, whose post office address is 2900 Esperanza Crossing, Austin, TX 78758 does hereby on 11/16, 2017, convey to Grantee the following described property located in Indian River, County Florida:

Lot 14, Block 29, Vero Beach Highlands Unit Two, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 77 and 78, of the Public Records of Indian River County, Florida.

BEING THE SAME PROPERTY THAT IS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS SHOWN RECORDED IN OFFICIAL RECORDS BOOK 1434 AT PAGE 0568, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

IT IS THE INTENT OF THE GRANTOR AND GRANTEE THAT THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY TO CIT BANK, N.A. WILL NOT ACT IN ANY WAY AS SATISFACTION OF THE NOTE AND MORTGAGE FROM JOYCE LAFOUNTAIN AND RAY LAFOUNTAIN TO VALUE FINANCIAL MORTGAGE SERVICES, INC. (COPIES OF WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 2010 AT PAGE 276 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA). IT IS THE EXPRESS INTENT OF THE PARTIES THAT THE ABOVE-DESCRIBED NOTE AND MORTGAGE WILL NOT MERGE WITH THE INTEREST OF CIT BANK, N.A. ACQUIRED UNDER THIS DEED. THE AFORESAID MORTGAGE SHALL ONLY BE SATISFIED WHEN AN INSTRUMENT SATISFYING SAME IS RECORDED.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in any way appertaining. To have and to hold the same in fee simple forever, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoove of the said grantee forever.

And the said grantor does covenant with said grantee that they are lawfully seized of the said premises, that said land is free from all encumbrances except: (1) taxes for the current year and subsequent years; (2) conditions, restrictions, limitations, and easements of record (3) that certain Mortgage in favor of Secretary of Housing and Urban Development recorded in Official Records Book 2010, Page 286, of the public records of Indian River County, Florida, that said grantor possesses good right and lawful authority to sell said land; and that said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the above date.

Signed, sealed, and delivered
in our presence as witnesses:

Jana Lee
Witness

Joyce La Fountain
Joyce LaFountain

Jana Lee SC
(Please print name pursuant to Florida
Statute 695.26)

(Jana Gibson)
Witness

Tara Gibson SC
(Please print name pursuant to Florida
Statute 695.26)

STATE OF South Carolina
COUNTY OF Horry

Sworn to and subscribed and acknowledged before me on this 16th day of November
2017, by Joyce La Fountain who are personally known to me or ☒ who have
produced SC Drivers Lic as identification.

104645169
My Commission Number

and Expiration Date:
My Commis: Expires April 27, 2025

Brenda L. Scherer

Notary Public — State of South Carolina

