

Prepared by and return to:

PHELAN HALLINAN DIAMOND & JONES, PLLC  
Attn: Post Sale Department  
2727 West Cypress Creek Road  
Ft. Lauderdale, FL 33309  
Telephone: 954-462-7000  
Fax: 954-462-7001  
File Number: 11730

\_\_\_\_\_[Space above This Line For Recording Data]\_\_\_\_\_

## Special Warranty Deed

**This Special Warranty Deed** made this 10 day of AUGUST, 2015 between BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. whose post office address is 7105 CORPORATE DRIVE, PLANO, TX 75024-4100, Grantor, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS, whose post office address is C/O MCB-Michaelson, Connor & Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, 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 ten dollars (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in CLAY COUNTY, FLORIDA to-wit:

**LOT 169, PEBBLE CREEK AT OAKLEAF PLANTATION PHASE 2 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 69 THROUGH 75 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.**

**Property Address: 3994 PEBBLE BROOKE CIR S, ORANGE PARK, FL 32065**

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Note: This conveyance is exempt from documentary stamps tax under the federal preemption status 12 U.S.C 1452(e), in accordance to section 12B-4.014(11), Florida Administrative Code.

**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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING, L.P.  
By: Denise L. Stilwell 8-10-15

Name: Denise L. Stilwell  
Title: NSSI Staff Vice President (NVP)

(CORPORATE SEAL)

State of Pennsylvania  
County of Allegheny

The foregoing instrument was acknowledged before me this 10 day of August, 2015 by Denise L. Stilwell  
Assistant Vice President of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. on behalf of the National  
Association. He/she ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

Kimberly Ann Brown 8-10-15  
Notary Public

Printed Name: Kimberly Ann Brown

My Commission Expires: February 17, 2019

**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Arlyn J. Kalinski of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Arlyn J. Kalinski, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Arlyn J. Kalinski and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Vice President. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records. I have personal knowledge of the procedures of BANA with respect to the maintenance and retrieval of original Certificate of Assistant Secretary and the creation and maintenance of certified copies of such Certificate of Assistant Secretary.
4. Attached hereto as Exhibit 1 is a true and correct copy of the Certificate of Assistant Secretary dated as this 17th day of June, 2015, by Christine Costamagna, ("Grantor") appointing certain officers and persons fulfilling the same duties as successors to their offices or in successor offices of BANA.

**FURTHER AFFIANT SAYETH NOT.**

DATED: 6/18/2015

Arlyn J. Kalinski 6/18/2015  
\_\_\_\_\_  
Affiant's Signature  
Arlyn J. Kalinski  
\_\_\_\_\_  
Affiant's Name  
Vice President  
\_\_\_\_\_  
Affiant's Title

SWORN TO and subscribed before me this 18 day of JUNE, 2015, by  
Arlyn J. Kalinski, as an Vice President of Bank of  
America, N.A. He~~(she)~~( ) is personally known to me or (✓) produced DRIVERS LICENSE as  
identification.

Lindsay Tichenor 6/18/15  
\_\_\_\_\_  
Notary Public/Lindsay TICHENOR

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
LINDSAY TICHENOR, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES FEB. 17, 2019

**Exhibit A**

**[CERTIFICATE OF ASSISTANT SECRETARY]**

*[attached hereto]*

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 17<sup>th</sup> day of June, 2015.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: \_\_\_\_\_

Christine Costamagna  
Assistant Secretary

## EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS

Abbott, Marquita LaRae	Divecchio Jr., Gino	Hostovich, Rose J.
Adragna, Jacklyn Ann	Dolanch, Tyler J.	Howden, Christina
Ali, Shamim	Donovan, Lisa Maria	Hunter, Pamela Jean
Altieri, Aimie Christine	Eckert, Whitney E.	Iskierski, Denise Wall
Altman, Robert R.	Egan, Katherine M.	Ivanoff, Janet Lynn
Anderson, Becky Lynn	Ehrman, McKay Dodds	Jackson, Adrian Lawrence
Anderson, Jason Richmond	Estrin, Yisroel Tzvi	Jandrasits, Kristy Ann
Armbruster, Elysha James	Ewing, Salvatrice M.	Jenkins, Junell
Arrington, Danielle Lynne	Fabrick, Ashley Rae	Johnson, JaNell LaTrice
Augoustidis, Jackie Lyn	Fetkovich, Mary Beth	Johnson, Scott R.
Azeem, Milton P.	Fitts, Michael D.	Johnson, Stephen Allen
Baldwin, Robert Lane	Fitzgerald, Millicent	Jones, Charlene Michelle
Banks, Caressa Jenice	Flannigan, Jonathan G.	Joseph, Chasity Sharrell
Barry, Darlene Jeannette	Forbin, Patrick	Juarez, Greg
Beatty, Gloria Ann	Foster, Dana Nicole	Karnes, Jay Robert
Bell, Carolyne Wanjiku	Foster, Danielle L.	Katruska, Joshua L.
Biggs, Paula R.	Fought, Rochelle Renee	Kautzman, Marian Joann
Bluemle, James Francis	Franciscus, Charles James	Kerestes, Kevin Anthony
Bolds, Rickey Trent	Francois, Regina Irving	King, Audrea Melissa
Bolick, Bryan R.	Fuentes, Andra	Koons, Karen Elaine
Boyer, Joseph M.	Gaire, Rajan	Kopp, Nancy
Braby, Sherry LaSha	Galiszewski, Todd E.	Krane, Ryan R.
Brandemarte, James M.	Ganison, DeKendrick K.	Krenitsky, Robert Andrew
Brandstetter, Julie M.	Ganison, Everly Jasmin	Kroll, Kody Nathaniel
Bratton, Teylore Laurice	Garcia, Marcela	Krystek, Ann M.
Brenen, Kasey M.	Garcia, Yanira Izel	Kusich, Samantha Yvonne
Brown, Kimberly Ann	Geresti, Jan Marie	Kwolek, John Dennis
Bryan, Sandra Leyda	Gibson, Janice R.	Lacey, Joseph Wayne
Carmona, Elvia	Gogarty, Steven James	Lewarchik, Michael Paul
Camino, Amy J.	Gonzalez-Weikel, Lucy Lynn	Loebig, Charla Jen
Carrillo, Matthew Caleb	Graziani, Rosemarie	Long, Matthew R.
Catalano, Bradley Frank	Griffin, Verlina Ann	Lucas, Jacob Lee
Cawley, Jay S	Guerrero, Myra P.	Lyon, Christiny A.
Ceaser, Natasha	Hannah II, Owen	Macormac, Evelyn
Chartrand, Erica Ashley	Hassett, Benjamin Walter	Manko, Jonathan Louis
Chinchilla, Gregory David	Havrilla-Spak, Kristen	Marsh, Lorene
Christmann, Erica Renay	Heath, Michael D.	Martin, Kellie Sharee
Clark, Amber Johnac	Hernandez, Celia Regina	Mathews, Nicole Lyn
Connolly, Mary F.	Hillberry, Johnny Richard	McCabe, Mary S.
Coulchan, Megan Nicole	Hillberry, Justi Nicole	McCreary, Anthony Randall
Cramer, Caryn Elaine	Hillberry, Katelin Marie	McNair, Michelle L.
Davis, Sherry D.	Hillman, Brittany	Miles Jr., Michael John
Dennison, Evelyn Delores	Hirak, Adam Michael	Miller, Jr., Gene R.
Dennison, Kevin Vaughn	Hirak, Anthony A.	Moore, Tametka
Devita, Timothy James	Holtz, Lisha Marie	Moreno, Daniel Gregory
Dilla, Paul Michael	Hosey, Matthew J.	Morgan, Courtney

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Morgan, Lori Ann  
Mornak, Matthew P.  
Mosberger, Shaun Robert  
Mosely, Mitchell Craig  
Mutschler, Judith L.  
Nase, Catherine A.  
Nunez, Dwayne A.  
Nunn, Sanetrick Darnell  
Olander, Dana Gail  
Ortiz, Isabel  
Outman, Robert Leon  
Pacelli, Jessica  
Pack, Judy Smith  
Pajewski, Sandra Lyn  
Palmer, Elizabeth J.  
Panzino, Lynne M.  
Pelesky,Carolynn  
Peretin Jr., Joseph A  
Perez Jr., Roberto  
Pham, Luan  
Pham, TU-UYEN NU  
Pluebell, Rachel Elizabeth  
Pulver, Raymond Glen  
Rainey, Victoria  
Redling, Beth Ann  
Reese, Michelle A.  
Renock, Rachel Ann  
Reynolds, Tiona Larayne

Rhoades, Brandon Lee  
Rhodes, Regina Lenale  
Rodriguez, John Carlos  
Romano Jr., John V  
Salapow, Kathleen D.  
Sargent, Jonathan Charles  
Sauers, Kristen L.  
Sed, Asli Olad  
Shears II, Clayton  
Sherer, Adele Ruth  
Silva, Lidia  
Singleton, Ulysees P.  
Skelly, Cara Lynn  
Smith, Jamie Christine  
Smith, Shauna Marie  
Smith, TaLor Ashlee  
Smith, Yulonda Marie  
Soto Lopez, Stalia M.  
Spera, Lacy Lynn  
Stedeford, Oliver Daniel  
Stewart, David Shawn  
Stewart, Ronald Wade  
Stilwell, Denise L.  
Sumrall, Kimberly Yetta  
Susick, Julia  
Swan, Belinda Lou  
Sweazen, Barbara Ann  
Swinton, Brenda G.

Szymanski, Jaclyn Christina  
Thiry, Eileen P.  
Thomas, Duane Wells  
Thomas, Tramelle M.  
Thompson, Christopher M.  
Tichenor, Lindsay Nichols  
Timms, Jason Lee  
Tooks, Suprena Lanell  
Tornetta, Michael G.  
Townsend-Brown, Lisa K.  
Turner, Nicole Lee  
Ussery, Glenda Faye  
Varner, Shannon Nicole  
Walker, Gricel E.  
Walker, Lisa Martin  
Wallace, Laureen Lynn  
Washington, Symeon  
Wiley Jr., Dossey C.  
Wilkerson, Shawndolyn M.  
Williams, Nichole Renee  
Wilson III, Lewis  
Wojciechowski, Debra Lee  
Woods, Jacqueline  
Yagusic, Carol Ann  
Yates, Shari Lynn  
Yuille, Lorri A.  
Zupke, Paul O.