

PREPARED BY:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

LORENE SEELER YOUNG, P.A.
9124 GRIFFIN ROAD
COOPER CITY, FLORIDA 33328
16-0265/FIGTREE HOLDINGS LLC

PARCEL ID NO.: 08-04-26-020024-000-00

PURCHASE PRICE PAID: \$83,000.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$ 581.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made on August 10 2016, by NATIONSTAR MORTGAGE LLC, D/B/A CHAMPION MORTGAGE COMPANY, by its Attorney in Fact, SingleSource Property Solutions, LLC, whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019 (herein, "Grantor"), to FIGTREE HOLDINGS LLC, a Florida limited liability company, whose address is 7771 W. Oakland Park Blvd., Suite 100, Sunrise, FL33351 (herein, "Grantee").

GRANTOR, in consideration of Eighty-three Thousand and 00/100 Dollars (\$83,000.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Clay, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1336 Grove Park Drive, Orange Park, Florida 32073

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to zoning restrictions, prohibitions and other requirements otherwise imposed by governmental authority, restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record and taxes for the current year and subsequent years. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby specially warrants that title to the property is free from all encumbrances made by Grantor, and Grantor 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 signed and sealed this Special Warranty Deed on the date first above written.

Witnesses:

Grantor:

Nationstar Mortgage LLC, D/B/A Champion Mortgage Company, by its Attorney in Fact, SingleSource Property Solutions, LLC

Charley Rittmeier
 Witness #1 signature
Charley Rittmeier
 Printed name of witness #1

By: [Signature]
 Printed Name: Salynn Williams
 Title: Closing Coordinator

Jacklyn Ann Adragna
 Witness #2 signature
Jacklyn Ann Adragna
 Printed name of witness #2

STATE OF Pennsylvania
 COUNTY OF Washington

This instrument was acknowledged before me on August 10 2016, by Salynn Williams, as Closing Coordinator and on behalf of SingleSource Property Solutions, LLC, as Attorney in Fact for Nationstar Mortgage LLC, D/B/A Champion Mortgage Company, [X] who is personally known to me or [] who has produced _____ as identification.

[Affix Notary Seal]

Jacklyn Ann Adragna
 SIGNATURE OF NOTARY PUBLIC
 My commission expires: 2/10/19

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
 JACKLYN ANN ADRAGNA, NOTARY PUBLIC
 CITY OF PITTSBURGH, ALLEGHENY COUNTY
 MY COMMISSION EXPIRES FEB. 10, 2019

EXHIBIT A

All that certain land situate in Clay County, Florida, viz:

Lot 32 in, Block 3, of GROVE PARK UNIT-TWO, according to Plat thereof as Recorded in Plat Book 7 at Page 41 of the public records of Clay County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

FIGTREE HOLDINGS LLC
7771 W. Oakland Park Blvd., Suite 100
Sunrise, FL 33351

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

LIMITED POWER OF ATTORNEY

Effective this 8th day of October, 2015, Nationstar Mortgage LLC, a limited liability company organized and existing under the laws of the State of Delaware and doing business as described in Exhibit A attached hereto and incorporated herein by reference ("Nationstar"), in order to carry out the intents and purposes of that certain Statement of Work (the "SOW") dated on or about April 10, 2013, executed between Nationstar and SingleSource Property Solutions, LLC, a limited liability company organized and existing under the laws of the State of Pennsylvania ("Service Provider"), pursuant to that certain Master Services Agreement (the "MSA") dated September 13, 2012, between Nationstar and Service Provider (the SOW and the MSA are hereinafter collectively referred to as the "Agreement"), hereby constitutes and appoints Service Provider as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, to execute in accordance with the terms of the Agreement such contracts, agreements, deeds, assignments and other instruments necessary to effect any sale, transfer, disposition or lease of real property constituting REO assets assigned to Service Provider under the Agreement, only by and through the following named individual representatives of Service Provider:

Name	Street, City, State and ZIP	Title
Aimee Seliga	333 Technology Drive, Suite 102 Cannonsburg, PA 15317	Asset Manager
Salynn Williams	333 Technology Drive, Suite 102 Cannonsburg, PA 15317	Closing Coordinator
Kyle Heather	333 Technology Drive, Suite 102 Cannonsburg, PA 15317	Vice President Operations
Brian Cullen	333 Technology Drive, Suite 102 Cannonsburg, PA 15317	CEO
Kay Yelton	333 Technology Drive, Suite 102 Cannonsburg, PA 15317	Portfolio Manager

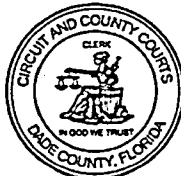
(each such individual a "Representative").

Service Provider will notify Nationstar in writing of the removal, resignation or termination of employment of any Representative within five (5) business days of the effective date of such removal, resignation or termination at the following address: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, Attention: Vendor Governance.

Service Provider shall indemnify and hold harmless Nationstar and its successors and assigns from and against any and all damages, costs and expenses (including, without limitation, reasonable attorneys' fees), incurred



201604140033908 P:4 F:\$23.00
Received: 4/14/2016 10:49 AM
Recorded: 4/14/2016 10:54 AM
John J. Gleason T20160017998
Genesee County Register MAIL



4/21/16

as a result of any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

This Limited Power of Attorney, and all authority hereunder, shall be in full force and effect until either (i) terminated in writing by Nationstar, or (ii) without further action by Nationstar automatically upon the expiration or termination in full of the SOW.

No provision contained in this Limited Power of Attorney shall act to change or amend the terms or conditions of the Agreement.

IN WITNESS WHEREOF, this Limited Power of Attorney is duly executed the day and year first above written.

IN PRESENCE OF:

Nationstar Mortgage LLC

Carline Mildor

By: Ron Ausemus

Witness: Carline Mildor

Title: Vice President

Jacob Bustos
Witness: Jacob Bustos

State of Texas

County of Dallas

On this 8th day of October, 2015, before me, the undersigned officer, personally appeared Ron Ausemus, who acknowledged himself to be the Vice President of Nationstar Mortgage LLC, and that, as such and being authorized to do so, executed the foregoing instrument for the purposes therein contained as such officer in the name and on behalf of said Nationstar Mortgage LLC.

Witness my hand and official seal in the county and state last aforesaid this 8th day of October, 2015.

Tee'Neshia Edmonds
Notary Public:

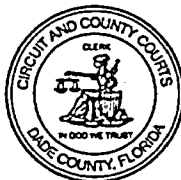
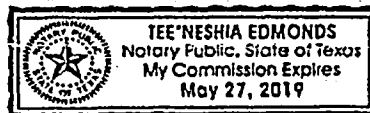
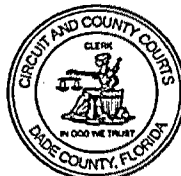


Exhibit A

ST	State Listing	Doing Business As:
AK	Alaska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AL	Alabama	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AR	Arkansas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AZ	Arizona	Champion Mortgage Company
CA	California	Champion Mortgage Company (Nationstar Mortgage LLC, DBA)
CO	Colorado	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
CT	Connecticut	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
DC	Washington DC	Nationstar Mortgage LLC of Delaware d/b/a Champion Mortgage Company
DE	Delaware	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
FL	Florida	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
GA	Georgia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Guam	Guam	Champion Mortgage Company
HI	Hawaii	Nationstar Mortgage LLC
IA	Iowa	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ID	Idaho	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
IL	Illinois	Champion Mortgage Company
IN	Indiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
KS	Kansas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
KY	Kentucky	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
LA	Louisiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MA	Massachusetts	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MD	Maryland	Nationstar Mortgage LLC d/b/a Champion Mortgage Company of Texas
ME	Maine	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MI	Michigan	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MN	Minnesota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MO	Missouri	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MS	Mississippi	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MT	Montana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NC	North Carolina	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ND	North Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NE	Nebraska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NH	New Hampshire	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NJ	New Jersey	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NM	New Mexico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NV	Nevada	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NY	New York	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
OH	Ohio	Nationstar Mortgage LLC d/b/a Champion Mortgage of Ohio
OK	Oklahoma	Champion Mortgage Company
OR	Oregon	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PA	Pennsylvania	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PR	Puerto Rico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
RI	Rhode Island	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
SC	South Carolina	Champion Mortgage Company
SD	South Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TN	Tennessee	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TX	Texas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
UT	Utah	Champion Mortgage Company



VA	Virginia	Nationstar Mortgage, LLC doing business in the Commonwealth of Virginia as Virginia Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VI	US Virgin Islands	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VT	Vermont	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WA	Washington	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WI	Wisconsin	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WV	West Virginia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WY	Wyoming	Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Return to:
Single Source Property Solutions
↑
2300

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and
correct copy of the original on file in this
office November 13 AD 20 15
HARVEY RUVIN, CLERK, of Circuit and County Courts.

Deputy Clerk

Harvey Ruvín
Harvey Ruvín, Clerk

2540811

