

After Recording Return to:
Shannon Miller
Stewart Title Company
8705 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32216

This Instrument Prepared by:
Shannon Miller
Stewart Title Company
8705 Perimeter Park Boulevard, Suite 1
Jacksonville, FL 32216
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
370526-014687-002-11
File No.: 01206-62530

WARRANTY DEED

This Warranty Deed, Made the 12 day of December 2016 by HPA Borrower 2016 ML, LLC, a Delaware limited liability company, having its place of business at 180 N Stetson Avenue, Ste 3650, Chicago, IL 60601, hereinafter called the "Grantor", to Thomas Echevarria, a married man, whose post office address is: 638 Hibernia Oaks Dr., Fleming Island, FL 32003, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Ninety Four Thousand Five Hundred Dollars and No Cents (\$194,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Clay** County, Florida, to wit:

Lot 17, Hibernia Oaks, Unit Two, according to plat thereof as recorded in Plat Book 24, Pages 53 and 54, of the current Public Records of Clay County, Florida.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2016, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] HPA BORROWER 2016 ML, LLC
Printed Name: Michael Arhauer A DELAWARE LIMITED LIABILITY COMPANY

Witness Signature: [Signature] Pedro Hernandez, Authorized Signer
Printed Name: Andrew Wright

State of Illinois
County of Clay

The foregoing instrument was acknowledged before me this 9 day of December 2016 by Pedro Hernandez as Authorized Signer of HPA Borrower 2016 ML, LLC, a Delaware limited liability company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced driver license(s) as identification.

My Commission Expires: 4.19.20
(SEAL)

Notary Public Signature: [Signature]
Printed Name: Mallory O'Grady

