

This Instrument Prepared by and return to:
Dustin Finuff
Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133

Parcel Identification Number:
01-04-25-011758-017-00

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 23rd day of July, 2020 between **US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust**, whose mailing address is 440 South LaSalle Street, Ste 2000, Chicago, IL 60605 ("**Grantor**") to, **Ninoska Karolina Argueta, an unmarried woman and Stephanie Soto** whose mailing address is 1278 W 30th St, Jacksonville, FL 32209 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of **(160,125.00)** ONE HUNDRED SIXTY THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100, and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Clay** County, Florida and fully described as follows:

LOT 38, BLOCK 18, MEADOWBROOK, UNIT 10, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 2 AND 3; OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

****FOR INFORMATIONAL PURPOSES ONLY****

THE improvements thereon being known as 404 Leo Court, Orange Park, FL, 32073

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

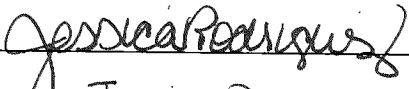
WITNESSES:

GRANTOR:

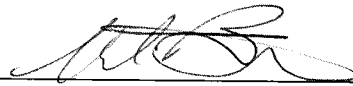
US Bank Trust National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For VRMTG Asset
Trust



Print Name: JENNIFER SYMOLON



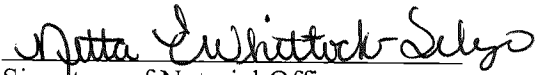
Print Name: Jessica Rodriguez



By Michael Brooks REO Closing
Coordinator of Fay Servicing LLC, it's
Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of () physical presence or () online
notarization on this 23 day of July, 2020 by Michael Brooks, as REO Closing Coordinator of Fay Servicing,
LLC as Attorney-In-Fact for US Bank Trust National Association, Not In Its Individual Capacity But Solely As
Owner Trustee For VRMTG Asset Trust, who is (x) personally known to me or () has produced _____
as identification.



Signature of Notarial Officer NETTA E. WHITLOCK-SELEGO
Title and Rank

My Commission Expires:

