

Prepared By and Return To:

Lesley Lunt
Mainstay Title Agency, LLC
600 West Hillsboro Boulevard, Suite 600
Deerfield Beach, FL 33441

Order No.: MTA-10675-26

Property Appraiser's Parcel I.D. (folio) Number:
23-3S-16-02272-154 (8012)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this JULY 28, 2026 by US Bank N.A. as Co- Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (AKA Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1 whose post office address is One Federal Street, 3rd Floor, Boston, MA 02110 (the "Grantor"), and Clara VanBlargan whose post office address is 8607 Oriole Lane, Seminole, FL 33777 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars (\$260,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Columbia, State of Florida, viz:

Lot 4, Block A, Replat of Lakewood Estates, Unit II, according to the plat thereof, as recorded in Plat Book 6, Page(s) 76, of the Public Records of Columbia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in presence of:

X Ella O. Rojas
Witness Signature

Ella O. Rojas

Printed Name of First Witness

14405 Walters Rd Houston, Texas 77014
Address of First Witness

X Rachel Pann
Witness Signature

Printed Name of Second Witness

14405 Walters Rd Houston, Texas 77014
Address of Second Witness

US Bank N.A. as Co- Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (AKA Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1

BY: Randall Reynolds
RANDALL REYNOLDS as AUTH SIGNER
Onity Mortgage Corporation f/k/a PHH Mortgage Corporation as Attorney in Fact for US Bank N.A. as Co- Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (AKA Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1

Grantor Address:
One Federal Street, 3rd Floor
Boston, MA 02110

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of JULY, 2026 by RANDALL REYNOLDS as AUTH SIGNER of Onity Mortgage Corporation f/k/a PHH Mortgage Corporation as Attorney in Fact for US Bank N.A. as Co- Trustee for Mortgage Equity Conversion Asset Trust 2011-1 (AKA Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1 who is/are personally known to me or who has/have produced TXDL as identification.

X Karen Maples

Print Name: KAREN MAPLES
Notary Public, State of: TEXAS
My Commission Expires: 05/01/2029

