

After Recording Mail To:

Jose I Moreno, P.A.
240 NW 76th Drive, Suite D
Gainesville, FL 32607

This Instrument was Prepared By:

Todd Faber, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

This warranty deed, made the 8TH day of APRIL, 20 25, by **The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC**, whose mailing address is C/o PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, hereinafter called the Grantor, to **Zoila Villanueva, a single woman and Jose Rodriguez, a single man, as joint tenants with right of survivorship**, whose mailing address is 533 NW 29th Avenue, Gainesville, FL 32609, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of SEVENTY-NINE THOUSAND AND NO/100 DOLLARS (\$79,000.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee all that certain land, situate in Columbia County, State of FL, viz:

LOT 2, OLENO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 62, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Assessor's Parcel Number: 10-7S-17-09984-002

MORE commonly known as: 278 Southeast Marino Way, High Springs, FL 32643

Prior Recorded Doc. Ref.: Deed: Recorded October 9, 2024; BK 1524, PG 2726, Doc. No. 202412021433

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

And the Grantor does hereby specially warrant the title to said land, and will defend the same against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney-in-fact PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC:

APRIL 8, 2025

BY:

Jacqueline S. Michaelson (CORPORATE SEAL)

Print Name & Title: Jacqueline S. Michaelson, Contract Management Coordinator

Signed, sealed and delivered in the presence of:

Witness Signatures:

Printed Name: Francis Boothney

Address: C/O PHH MORTGAGE CORPORATION

1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409

Printed Name: Oscar Giraldo

Address: C/O PHH MORTGAGE CORPORATION

1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409

STATE OF

FLORIDA

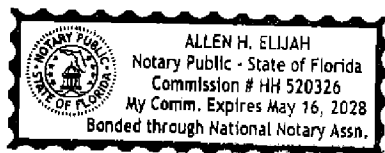
COUNTY OF

PALM BEACH

ss

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8TH day of APRIL, 20 25 by Jacqueline S. Michaelson (name of signor or agent) as Contract Management Coordinator (title of signor or agent) of PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC, as its attorney in fact for NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as its attorney-in-fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3, (name of corporation acknowledging), a NEW JERSEY (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced N/A (type of identification) as identification.

NOTARY STAMP/SEAL



Allen H. Elijah
NOTARY PUBLIC

Allen H. Elijah

PRINTED NAME OF NOTARY PUBLIC

My Commission Expires:

POA recorded simultaneously herewith

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

DEED

Title or Type of Document:

Document Date: APRIL 8, 2025

Number of Pages: 2

Signer(s) Other Than Named Above: Allen H. Elijah 4-8-2025 Allen H. Elijah