

Inst: 201712003023 Date: 02/17/2017 Time: 3:48PM
Page 1 of 4 B: 1331 P: 691, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 504.00

Commitment Number: [REDACTED]

Seller's Loan Number: [REDACTED]

3451057

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
26-3S-15-00270-105

SPECIAL WARRANTY DEED

LOANCARE, LLC, whose mailing address is **3637 SENTARA WAY, VIRGINIA BEACH, VA 23452**, hereinafter grantor, for \$72,000.00 (Seventy Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **KEVIN WILKINSON**, hereinafter grantee, whose tax mailing address is **87 SHARPE STREET, KINGSTON, PA 18704**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COLUMBIA AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 5, CEDAR HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. TOGETHER WITH A 1999 PALM HARBOR DOUBLE WIDE MOBILE HOME SERIAL #'S PH0910933AFL & PH0910933BFL AND TITLE #'S 76194808 & 76194809.

Property Address is: 359 SW ARCHIE GLEN, LAKE CITY, FL 32024

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201612016137, Official Records Book 1323, Page 315-318**

Executed by the undersigned on February 7, 2017:

LOANCARE, LLC

By: Shanna Simmons

Name: SHANNA SIMMONS

Its: Assistant Secretary

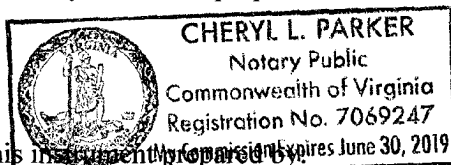
Witness Grantor's hand this 7th day of Feb, 2017.

Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

Witness (signature on above line)	Printed Name
<u>Matthew Baer</u>	MATTHEW BAER
<u>Tom Ounakin</u>	TOM OUNAKIN

STATE OF Virginia
CITY OF Virginia Beach

The foregoing instrument was acknowledged before me on Feb 7th, 2017 by SHANNA SIMMONS its Assistant Secretary on behalf of **LOANCARE, LLC** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Cheryl L. Parker
Notary Public
CHERYL L. PARKER

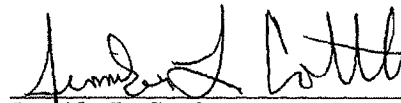
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**CERTIFICATE OF SECRETARY
OF
LOANCARE, LLC**

The undersigned hereby certifies:

1. That she is the duly elected, qualified and acting Secretary of LoanCare, LLC (the "LoanCare").
2. That Shanna Simmons is the Assistant Secretary of LoanCare, as duly adopted by the Board of Managers of LoanCare via consent effective August 11, 2014, and that said action is in full force and effect and has not been amended, modified or revoked.

IN WITNESS WHEREOF, the undersigned has executed this Certificate and affixed the Seal as of the 28 day of October, 2014.



Jennifer L. Cottle
Secretary

SEAL